

Living LOCAL WO PROMINENT IN POLITIC Sports RED-HOT HU SPARKS WILDCAT NINE. Opinions TIFA OPI CHASED OFF EXPO GEN

35° WEDNESDAY April 23, 1986 Volume 30 Number 52 Three Sections 40 Pages plus Supplements

# Dallas firm withdraws convention center

**By BRUCE J. MARTIN**  
staff writer

Hopes of landing a prestigious multi-million-dollar exposition/trade center for the City of Novi have been dealt a severe blow by the Dallas Market Center's decision to back out of the project.

Center had projected the center would infuse the City of Novi's economy with close to \$87 million per year when the facility became fully operational.

"It's been really frustrating," said Gerald Abel, manager of the Novi Sheraton Oaks hotel. The hotel would have undergone an expansion to eight stories had convention center backers proceeded with their project.

"The Dallas Market Center people have decided to walk away because of two or three things," Abel said. "Number one, they were very upset about the letter that went out to the citizens of Novi (printed and distributed by the Novi Board of Education). I think they felt that after months of trying to show their credibility and what they could do they felt very frustrated."

The letter focused on the Dallas Market Center's request to establish a Tax Increment Financing Authority (TIFA) to pay just over \$4 million for the roads and water lines the convention center and neighboring property would require.

Under a TIFA, a portion of increased future property tax revenues are diverted to pay for public infrastructure improvements. School authorities in various Michigan locales have filed suits to challenge the constitutionality of TIFAs.

"The project was too tight for them to make it on private dollars alone," Abel said. "They felt more or less like they were fighting the local populace via the school board."

Abel said the Dallas Market Center, a "related entity" to the Trammell Crow Company, had invested "well into six digits" toward coordinating the project. Sheraton interests in the project also were substantial losses, Abel said.

Abel declared the Sheraton wants to hold onto the convention center prospect, since alternative development on the site would be substantially less beneficial to the hotel.

"We still feel committed to trying to make the project work," he said. "Now we have to stand back and find out what the community and the state can do."

Abel said he is negotiating with property owners neighboring the Sheraton to keep their property available should the convention center possibility resurface — possibly after Michigan courts have made a final ruling on the TIFA Act.

Numerous unsuccessful attempts were made yesterday morning to obtain a response from school officials, many of whom were at an awards luncheon in Lansing.

# Mayoral issue added to ballot

Novi voters will decide this November whether they want to continue directly electing the mayor or whether they want to allow city council to appoint a council member to the position.

By a 5-2 vote Monday, council placed on this year's general election ballot exactly that question. The ballot question asks whether the city charter should be amended "so as to provide that on the Monday following each regular election, the city council shall elect from among its members by an affirmative vote of the majority of the council, the mayor and mayor pro tem, and that the mayor so appointed shall serve until the Monday following the next regular election."

The ballot proposal results from the recommendation of a citizen's committee appointed to study the city's charter measure which now provides for direct popular election of the city mayor.

The citizen's committee, after initially splitting 5-5 in vote, later voted 7-3 with one abstention in favor of recommending council place the question on the ballot.

Critics of the present direct-election system claim the general election of the mayor promotes the false belief he or she has more power than any other council member. In addition, the critics claim, it often forces a qualified council member out of office — as happened last November with Robert Schmidt's loss to Mayor Patricia Karevich.

Committee members who favored direct election said voters prefer to retain the mayor's direct accountability to the electorate and would not like to see the election moved into an arena "more remote from the people."

Voting in favor of placing the issue on the ballot were Council members Hugh Crawford, Nancy Covert, Martha Hoyer, Ronald Watson and Mayor Karevich. Voting no were Edward Leininger and Arien Schroeder. Schroeder said he favors direct election, and Leininger's "no" vote reflected his preference the ballot question be an advisory vote, not a mandatory proposition.



**Tyke trio**  
'I'm a little leopold, short and stout...' seems to be the dance tune that's got 5-year-old Corinne Gavasso, 4-year-old Kellie Schwagle and 5-year-old Katie Miller up in arms. The threesome were caught participating in a Novi Community Education dance class Monday afternoon.

# City sets hearing on higher millage

Residents and other Novi taxpayers will get a chance on Monday, May 5 to state their views on the city administration's proposal to levy an additional .5543 millage rate (a 10 percent increase over last year) for its general fund for the 1987 fiscal year.

At a 7:30 p.m. hearing on that date, city officials will conduct a public hearing on a rate of 5.8969 mills, the highest property tax rate levied since 1979-80. A maximum of 6.5 mills is authorized by the city charter.

For a homeowner whose property has a state equalized value of \$30,000 this year and last year, the general fund property tax increase would amount to an additional \$27 per year (\$50,000 times 0.00053).

In addition to the general fund millage, a 0.087-mill increase (two percent over last year) is requested for Parks and Recreation purposes. The proposed rate of 0.5000 is the maximum authorized for the department.

Following the public hearing on the millage increases, the city will conduct a hearing on proposed use of \$92,538 in federal revenue sharing funds. The city proposes appropriating \$55,000 for purpose of a DPW dump truck, \$20,000 toward park equipment and \$17,538 for data processing.

# Tollgate Farm — it's not for sale

**By BRUCE J. MARTIN**  
staff writer

Tollgate Farm, an important symbol of Novi's rural history, likely will be included in a major redevelopment plan being considered for nearly a square mile of land north of Twelve Oaks Mall.

But investors say the redevelopment plan will not include any changes in zoning or use of the farm grounds. In fact, one financial adviser has pointed out it may help save the farm.

When a group of developers approached city planners recently concerning a large-scale multiple-use development north of Twelve Oaks Mall, their preliminary maps raised eyebrows since they included the entire square mile of property bounded by Novi Road, Twelve Mile, Meadowbrook Road and Thirteen Mile. The largely undeveloped and environmentally sensitive area is often referred to as Section 11, a reference to surveyor maps.

The conceptual redevelopment maps showed roadways that edged onto the 160-acre Tollgate Farm located on the northwest corner of Meadowbrook and Twelve Mile. The Americana Foundation, an organization dedicated to preserving historic rural areas, controls the Tollgate Farm estate and had not been directly contacted about such a proposed encroachment.

"My understanding is that this group of property owners through Thompson Brown contacted our bank (Manufacturers Bank, trustee of the estate), and bank officials told them we'll look at anything," stressed attorney Gary Rentrop, chairperson of the Americana Foundation.

Rentrop said there are no plans to sell or redevelop any part of Tollgate Farm, but he added he could not rule out a different use for at least part of its acreage.

"It's our game plan to preserve an agricultural mode, but the expenses have been more than we had contemplated," he said. "It takes a lot of money to run a farm."

Rentrop said the foundation's budget (\$7 million in liquid assets) has been affected by legal challenges to the foundation's control of the property. The family of the farm's longtime owner, the late Adolph Meyer, recently filed suit against the Americana Foundation to recover at least part of the estate.

# School sale funds studied

**By MICHELE M. FECHT**  
staff writer

The empty seats at the Novi Board of Education's public hearing last Thursday seemed to indicate that few — if any — residents are interested in the school district's disposition of nearly \$2 million in revenues from the sale of Old Novi Elementary.

The 7 p.m. hearing, which preceded the board's regular meeting, was scheduled to provide trustees and the administration with community feedback about the disposition of \$1.7 million from the sale of the district's oldest facility.

While the lack of public input could be interpreted as a vote of confidence in the board, some trustees voiced disappointment that they had not heard from any of the district's residents on the issue.

The sale of Old Novi Elementary April 11 brought to a close a more than 30-month option agreement on the 1.1-acre parcel considered by city officials to be a key to the development of the Town Center project.

School Superintendent Robert Pivko told the board last week the revenue from the sale of the building was placed in a 213-day certificate expected to net approximately \$2,675 in interest by November 10.

Since last January, the district has been looking at its facility needs. Among the top priority items have been a renovation/addition to Orchard Hills Elementary and the possible addition of another elementary school.

# Clean-up week set

The week of Saturday, April 26, through Saturday, May 3, has been proclaimed "Clean-Up, Paint-Up, Fix-Up Week" in the City of Novi by the Novi City Council.

According to the proclamation issued by council last Monday, "One of the chief purposes of Clean-Up, Paint-Up, Fix-Up Week is to stress to all residents that clean-up is a year-round program in which continuous effort is required to attain a more beautiful city."

During the week of spring-up, organizations, individuals and businesses are urged to acquaint themselves with anti-litter laws and to contribute to making their property clean and attractively maintained.

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# Before you rip and tear, seek an expert

**By MICHELE M. FECHT**

Homeowners beware. Before adding the last touch to your 1956 bathroom, replacing the light fixture, re-carpeting and attaching a new shower door, ask for a renovation expert.

Home renovation is tricky business. Most people looking to renovate merely want to improve their home to suit their changing needs. Others may be tired of staring at the same four walls and are looking to upgrade their existing structure.

Regardless of the reason, the first step when considering home renovation is to seek out an expert — an architect, interior designer or contractor. Home renovation experts are amateurs when it comes to the business of home renovation. It is important to get advice from a professional. Anthony Pucki, an architect in Brighton and



Amateur notes that a renovation professional can help steer the homeowner in the right direction. "Usually people have been in the house awhile and know what they want to do," he says. "They just don't know how to go about doing it."

Pucki notes that it is a good idea to have an architect or interior designer check over the home or update a kitchen, a contractor or residential painter is the best bet. If you're restructuring interior space, you'd be advised to hire an interior designer.

In selecting a renovation pro, take a look at his or her portfolio. Ask to see some of the work they've done. Do you like the style? Are you comfortable with the American Institute of Architects for a membership list?

Whether an architect, contractor or interior designer, check references or your local business directory. Ask for proof of insurance (if it's required) and ask for proof of insurance and workers' compensation or property damage liability.

The role of thumb before hiring a renovation pro is to define what you want and how much you are willing to spend. "When we do a project, the first thing we tell the client is to evaluate their needs," says Milford architect John Stewart.

He says the homeowner who wants to change their house but has no idea what they want to do should consider renovation.

"If you're not sure what you want, they want to know how much you can afford before consulting with a renovation professional can save considerable time and energy. Another important consideration is how the improvement will affect your lifestyle."

Stewart notes that homeowners adding a basement, family room or remodeling a kitchen should consult with a renovation expert. "We've seen many homeowners add a kitchen without proper planning, resulting in a kitchen that is not making the improvements."

Stewart notes that homeowners adding a basement, family room or remodeling a kitchen should consult with a renovation expert. "We've seen many homeowners add a kitchen without proper planning, resulting in a kitchen that is not making the improvements."

should get at least a 100 percent return on their investment when it comes time to sell the house.

□ Adding or remodeling a bathroom. Adding a bathroom to a house is considered a high return investment. Homeowners can expect to recoup their initial investment in about 100 percent return.

□ Installing a fireplace. Though they're energy wasters, fireplaces are popular. Homeowners can expect to recoup their initial investment in about 100 percent return.

□ Attaching a deck or porch. Major additions often show a lower return than inside projects. However, a deck or porch will pay for itself.

□ Handling a skylight. A quality skylight with good placement can be an excellent investment. Before making a return can be expected.

Before making a return can be expected. Don't spend too much money improving the house that it becomes a lot more valuable than other houses on the block.

Quaint construction also should be a consideration. You may think your saving money by construction will compromise the value of a project.

Stewart notes that while price and quality do not always go hand-in-hand, homeowners should be wary of saving money by buying cheap materials. "Usually, most people get into trouble



# Planners refuse rezoning request

If Novi's planning commission gets its way, Charles Russo won't be able to build apartments south of Grand River and east of Joseph Street.

Commissioners voted unanimously last Wednesday to advise city council to turn down a rezoning request submitted by Russo. The rezoning would have permitted him to proceed with development of more than 50 multiple-family housing units on the 6.6-acre site.

While the proposed site under option to Russo, abuts a parcel zoned for multiple-family residential uses immediately east, there were several difficulties posed by the site's location that rendered it unsuitable for apartment use, commissioners agreed.

Access to the apartment building(s) would have been provided by a thin strip of land extending from the main part of the property through an industrial area to Grand River. "It does not make an attractive entrance," advised city planning consultant Brandon Rogers.

Additional criticisms of the rezoning were that it would conflict with the Master Plan, and that there is insufficient evidence the site could not be developed for single-family homes as it is now zoned.

The site is located directly east of homes located on the east side of Joseph Drive. Access to single-family homes via Brenda Lane, which is at the south end of Joseph, appeared to be reasonable.

Residents of Leslie Park subdivision (Joseph and Brenda Drive

residents) strongly opposed the rezoning at Wednesday's public hearing on the issue.

"We were reassured it was planned for single-family units in the Master Plan and now they want to change it," said Margaret Miller. "We're concerned about the influx of people and traffic. It's hard getting onto Grand River now."

Joseph Drive resident William Stuckley agreed. "We'd get a lot more noise, undue dust and so forth. My opinion is that it should be developed in a (single-family) residential manner. Novi has a lot of places to develop. You could put this in some other location."

Russo said the property was "economically infeasible" to develop as it is now zoned and pointed out existing homes on the land are deteriorating. "It's unfair these falling values are going to disbenefit everybody in the long run," he said.

Commissioner William Briggs countered that Russo's "economically infeasible" claim "struck a familiar note." Referring to land north of Eight Mile and Novi Road, Briggs said, "We've got single-family site plans coming up for this property and for the last 7-8 years, we've had a parade of developers coming in and telling us it was impossible to develop. . . I think we should take with a grain of salt statements about something not being economically feasible."

The rezoning request is expected to come before city council within the next few weeks.



Novi News/JERRY ZOLYNSKY

# Schools round up kindergartners

Novi Community Schools has announced the tentative schedules of this year's "Kindergarten Round-Up" for children who will be heading to the public school classroom for the first time next fall.

The purpose of the program is to introduce parents of pre-kindergarten students to the school building, as well as teachers. An overview of the coming year's activities also will be discussed.

Parents of pre-kindergarten children are encouraged to attend the informational session at their school. They will have the opportunity to register their children at the round-up, if they have not already done so.

Tentative dates for this year's "Kindergarten Round-Up" are as follows:

- Novi Woods — May 12, 7 p.m., parents only.
- Orchard Hills — May 12, 7 p.m., parents only.
- Village Oaks — May 8, 9-10 a.m. parents and pre-kindergartners with last names beginning with A-Q only; May 8, 1:45-2:45 p.m. parents and pre-kindergartners with last names beginning with R-Z only; May 8, 7:30 p.m. parents only.

# Breaking ground

You've been hearing about it for a number of years. You voted to approve the bonding proposal that will pay for it. And now work is underway on the Novi civic center complex on Ten Mile between the library and police headquarters. Mayor Patricia Kavovich and Father Leslie Harding, chairman of the Citizens Civic Center Planning Committee, were the first of several local officials who took turns in turning over the spade of earth in official

groundbreaking ceremonies Monday night. In his remarks during a reception following the ceremony, Harding called the civic center project a dream come true. "The thing this city has been founded on is its willingness to call on its citizenry for assistance," said Harding. "I feel proud to be part of the City of Novi because it has given me an opportunity to have a voice and be listened to."

# Marijuana ordinance approved

It's a crime to possess marijuana in Novi.

It's always been a crime, of course. But under a new ordinance enacted by the Novi City Council, it's now a violation of the city's offenses ordinance as well as state law.

"City police requested we draft a marijuana control ordinance," City Attorney David Fried explained to council members on Monday. "It's easier for them to operate under an ordinance than under a state statute."

Referring to Ann Arbor's decriminalized marijuana possession law, Fried added, "This will not be a \$5 fine type of ordinance. It's up to \$500 or 90 days in jail at the discretion of the judge."

The ordinance establishes no minimum amount of marijuana necessary for conviction and does not establish a maximum amount to which more stringent punishment would apply.

The ordinance, which becomes effective Tuesday, May 6, makes it an ordinance violation to knowingly possess all or part of the *cannabis sativa* plant as well as any compound, derivative or extract from the plant's seed or resin.

The ordinance does not include the mature stalks of the plant or any compound, derivative or extract made from the stalk.

# RV swap at auction

PONTIAC — Campers and traders can swap and purchase recreational vehicles at a Swap Meet sponsored by the Oakland County Parks and Recreation Commission on Saturday, May 3, from 10 a.m. to 4 p.m.

The Swap Meet will be held in conjunction with the Oakland County Auction in the main parking lot of the Oakland County Service Center at 1200 North Telegraph Road.

The meet will include camping trailers, boats, bicycles, RV motorhomes, all-terrain cycles (ATCs) and snowmobiles.

Pre-registration of vehicles is required by Friday, April 25. Sales spaces are 10-by-20 feet and can be rented end-to-end or side-by-side.

For registration forms or more information call 858-4945.



Novi News/JERRY ZOLYNSKY

# Future chefs of America

You could call it a field trip. Or you could call it career education. But whatever the name, there's no question that youngsters in the Orchard Hills preschool program enjoyed their trip through the kitchen

chens of the Novi Hilton recently. In the photo above, Hilton Executive Chef Shaig Hassan helps one of the youngsters learn what it's like to wear a chef's hat. . . just like the real chefs wear.

# Town Center plan expands, refines

By BRUCE J. MARTIN staff writer

The Trammell Crow Company this week submitted revised plans for the Town Center development to the city planning department. While largely similar to the company's already-approved preliminary plans for the site northeast of Grand River and Novi Road, there are several key differences.

First, it's larger, nearly 70 acres. First, it's larger, nearly 70 acres than the 50-acre site of the project's easternmost entrance on Grand River. In addition to allowing the eastern service road to link up with a proposed ring road to serve development in the Town Center's southeast quadrant, the proposed road relocation has made possible several parking areas immediately east of buildings on the east part of the site.

Second, the number of new separate structures is now eight. The layouts of the two largest are of such irregular shape they defy simple description. But the largest building, the one which will incorporate a cinema and several stores, completely surrounds a large loading area. The only access to the loading area is through an east-facing driveway. As a result, the building is able to retain visual interest viewed from any direction.

Third, some landscape configurations have been detailed. At the northern entrance on Novi Road, the plans show entrance signs flanking the boulevard entry drive as well as an entrance plaza and fountain 300 feet to the east, also along the entrance drive. A row of trees will line both sides of another entrance off Novi Road further south.

The plans as presented do not show the design for the 4.4-acre communi-

While similar to already-approved preliminary plans, Trammell Crow's revised Town Center plans contain several noteworthy differences.

ty park planned to wrap around the Amoco gas station at Grand River and Novi Road. Approval of the park design will be submitted later.

City planning staff will review the site plans before they are resubmitted for preliminary approval to the city planning commission and council, likely at a joint session in May. Trammell Crow representatives repeatedly have stated they would like to proceed with at least the first phase of construction this year.

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Entries must be received by 5 p.m. April 24, 1986. Deposit your entry at Flowers by Jackson, Roman Plaza, Novi Rd. & Grand River or Novi Hilton, Haggerty & 8 Mile. Additional entry blanks available at both locations.

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# Police recover stolen property

An estimated \$1,650 worth of personal property stolen from a residence on Nardner in the Old Dutch Farms Mobile Home has been recovered by police.

Novi Police Captain Richard Faulkner said a group of juveniles have been apprehended in conjunction with the breaking-and-entering and will be petitioned into juvenile court.

The complainant told police the B&E occurred while he was away from the residence from April 9 through April 16. When he returned he discovered that unknown individuals had broken into the mobile home by prying open a rear door, pulling up the screen and reaching inside to unlock the door.

Stolen property included a 19-inch color television set valued at \$395, a Fisher videocassette recorder valued at \$300, a Winchester rifle valued at \$100 and a Sanyo stereo receiver valued at \$100.

All property has been recovered and returned to the owner.

Thieves broke into the attached garage of a residence on West LeBoist in the Willowbrook subdivision and removed an estimated \$1,000 worth of personal property sometime during the night of April 11-12.

The responsible parties gained entry to the garage by breaking a window in the door and proceeded to remove a five horsepower Evinrude trolling motor valued at \$400, two trolling downriggers valued at \$300, a Bendix 1 1/2 horsepower electric air compressor valued at \$200 and a tool box containing miscellaneous tools valued at \$100.

Unknown individuals broke into the attached garage of a residence on

## Area Blotters

Forest Park in the Echo Valley subdivision while the owners were at home during the night of April 11-12.

The complainant told police the garage was intact when he arrived home on April 11 at 11:30 p.m. As he was leaving for work the following morning, he discovered the entrance to the garage blocked with a black wrought-iron fish tank stand.

After forcing his way into the garage he discovered that thieves had broken into a storage shed as well as a 1984 Chevrolet Suburban and a 1982 Honda motorcycle.

Stolen were assorted Craftsman tools valued at \$1,000, two pairs of binoculars valued at \$150 and 20 cassette tapes valued at \$50.

In checking the grounds outside the residence, police found an electric drill, wrench, hack saw and two socket sets which had been removed from the garage.

Personal property valued at \$630 was stolen from a residence on Heatherwood in the Village Oaks subdivision during a D&E which occurred April 11 between 7:30 and 10:30 p.m.

The owner told police he arrived home with his wife at approximately 10:30 p.m. and discovered a television set missing after entering the house through an attached garage.

The man and his wife immediately left the home to call police from a neighbor's residence and reported hearing a loud bang from inside their home as they were leaving. Responding officers checked the house to

determine if the responsible parties were still inside, but were unable to find any suspects.

The thieves apparently gained entry through a sliding doorwall at the rear of the home. Once inside they removed a 19-inch Hitachi television set valued at \$425, an Atari computer keyboard valued at \$100, an Atari cassette recorder valued at \$45 and a wooden jewelry box valued at \$60.

Police reported that the thieves ransacked all the bedrooms on the second floor of the residence, pulling drawers from dressers and throwing the contents on the floor.

A white male broke into the attached garage of a residence on Galway Drive in the Lexington Green subdivision, but was chased off by the homeowner's son. The incident occurred at approximately 2 a.m. on April 13.

The complainant told police she saw an unknown male enter the garage and alerted her son who chased the suspect until he made his escape in a small wooded area on the north side of Galway Drive. A subsequent check of the garage showed that nothing appeared to be missing.

The suspect was described as being approximately 16 years old, 5'9" tall with a medium build and brown collar-length hair. He was said to be wearing a blue, down-filled coat, jeans and boots.

Two automobiles stolen from the driveway of a residence on Galway Drive were recovered the following day by the

## Novi Chamber

Detroit Police Department's Auto Recovery Section.

A 1986 Chevrolet was stolen from in front of a residence on Manor Park Drive in the Tree Top Meadows Apartments sometime during the night of April 13-14. It was recovered on Huntington in Detroit on April 14 with its steering column smashed and the radio missing.

A 1986 Chevrolet Camaro was stolen from the drive of a residence on Knollwood in the Meadowbrook Glens subdivision during the night of April 13-14. The car was recovered on Grandville in Detroit at approximately 2 p.m. on April 14. The steering column had been punched out and the wheels, 7-tops and radio had been removed, reports said.

A Galway Drive resident in the Lexington Green subdivision said she should have been alerted to the possibility of larceny after observing two cement blocks on his lawn while leaving for work at 7:30 a.m. on April 11.

The following morning he discovered his 1985 Ford van sitting atop the cement blocks with the left front and left wheels missing along with the tires, hubcaps and lug nuts.

An estimated \$430 worth of personal property was removed from a 1983 Ford pickup truck while it was parked outside the owner's residence on Rushwood in the Echo Valley subdivision.

The theft occurred April 12 between 2 and 8:50 a.m.

Stolen were an AM/FM cassette radio valued at \$400 and a 1 1/2-inch socket set valued at \$30.

## Gubernatorial Candidates

The Novi Business PAC (Political Action Committee) will sponsor a debate between three Republican candidates for governor at the Novi Hilton on Monday, May 12, at 8 a.m.

The debate will feature Dick Chrysler, Bill Lucas and Dan Murphy. There is limited seating for the debate/breakfast so make reservations early. The cost is \$20 per person; checks may be made payable to the Novi Business PAC. (Corporate checks will not be accepted). For reservations call Chamber offices at 349-3743.

**BUSINESS DIRECTORY:** The Novi Chamber of Commerce will publish a newly-designed Business Directory highlighting Chamber members in mid-1986. Instead of an alphabetical listing, the directory will be categorized by type of business.

Advertising space is available to all interested businesses. A 10 percent discount will be offered to advertisers for early-paid reservation of their space by May 1. Anyone with questions about the 1986 Novi Chamber Business Directory may call the Chamber office at 349-3743.

**BEAUTIFICATION AWARDS:** The Novi Chamber is now accepting nominations for its annual Beautification Awards. Chairperson of the Awards Committee is Rose Crain.

Nominations for the awards should be mailed to Novi Chamber of Commerce Awards, Post Office Box 187, Novi, Michigan 48060.

**NEW MEMBERS:** The Chamber has added two new members. They are Carl C. Rowley of the R.R. Bakker Team, a commercial real estate company located on Novi Road, and Lee Mamola & Associates Architects, P.C., an architectural firm located on Novi Road.

**HAT IS THE ICDC?** The ICDC (Industrial/Commercial Development Committee) is a committee formed by the Novi Chamber to act as liaison between the business community and city government, exploring available options, addressing individual problems and obtaining relevant information for individual needs.

The ICDC is chaired by J.W. Irwin, assisted by Lisa Foote and Rose Crain. They contribute their experience to help local business persons resolve their problems with city government. For more information contact any committee member.

**DUES NOW DUE:** Chamber members who have not yet renewed their memberships for 1986 are reminded to do so as soon as possible.

The 1986 dues structure is \$150 for businesses with one to four employees, \$200 for businesses with five to 24 employees and \$250 for businesses with more than 25 employees. Associate memberships are available for employees of a member business at a cost of \$100.

For more information about dues or memberships contact the Chamber office at 349-3743.



The Tollgate Farm on Twelve Mile has long been a landmark in the City of Novi

Novi News/JERRY ZOLYNSKY

# Tollgate Farm will not 'sell out'

Continued from Page 1

"The effects of the litigation (on our budget) have been substantial," Rentrop said. "Right now we're uncertain if it can continue to function as the Meyer farm."

If the farm eventually is redeveloped, it likely will be to avoid falling into debt and not to take advantage of the economic clout of its location, besides Rentrop, the American Foundator's board of directors includes a group of individuals firmly committed to preserving rural areas: Gordon Geyer, acting director of the Michigan Department of Natural Resources; Jack Barnes, retired chief of Michigan Milk Producers; Ernie Morris, caretaker of the farm; and financial advisor Thomas Ranger.

Lawrence Garon, one of the major property holders in on the Section 11 plan, said his group "is not interested in acquiring the farm."

"What we'd like to do for the trustees to go along with us in constructing a road system that might be located on a small part of their property," Garon continued. "They might say they don't want one inch taken away... But the improvements we're envisioning would be improvements beneficial to the farm as well as to us."

William Bowman of Thompson-Brown Realty helped coordinate the Michigan Department of Natural Resources plan. He agreed with Garon that road improvements contained in a Section 11 redevelopment plan may be in the best interests of the Americana Foundation.

"The (proposed) road construction will insure that Meadowbrook Road will remain a scenic dirt road, which is what we want," said Bowman. "If we don't come up with a way for traffic to get around (the central business area), the city may have no choice but to pave Meadowbrook. With the plan we're talking about there would be no need for that to happen."

Section 11 developer Robert Leighton said he could not pinpoint exactly how much of the farm property would be needed for an ideal road construction network.

"We're interested in preserving the visual quality of the site," Leighton explained. "What we'd like to do is work beyond what would be a reasonable visual buffer."

Representatives of the Section 11 redevelopment group expect to present a planned urban development proposal to Novi City Council May 6.

The proposal will be similar to a rough conceptual plan reviewed and given a lukewarm reception earlier this month by the Novi Planning Commission. To win the city council's favor, the developers plan to refine statistical data about their project.

If council gives the landowners the green light, they will proceed to seek rezoning on portions of the property, now zoned for low-density residential use. The rezonings would permit higher residential density and more land use options for certain parts of Section 11. In exchange for such rezonings, city officials intend to obtain guarantees that large segments of Section 11 remain in their natural state.

After hearing city attorney David Fried's opinion that there was no legal way they could deny approval, Novi's planning commissioners Wednesday and Novi City Council Monday took turns holding their noses and approved a subdivision plat (layout map) neither group really likes: Deertbrook.

Addressing Norman Gallant, owner/developer of the subdivision property, Commission Chairperson Ernest Aruffo chided "It's ironic because you would choose the name 'Deertbrook' for your subdivision and that the (proposed) street names have words like 'deer' and 'antler' while the developer chooses to wipe out the flora - these trees - and the fauna - the wildlife."

Added Commissioner Richard Clark: "Maybe we'll have to call it Deertbrook Memorial subdivision."

Approving the subdivision, located southwest of Nine Mile and Meadowbrook Road, was particularly frustrating to city officials because next month they are expected to enact an ordinance designed to improve the city's ability to preserve trees by encouraging creative development. But until the new ordinance is passed, developers can live by whatever laws are in effect at the time their building permits are issued.

"This is an excellent example of why it's imperative we get this 'wildlands ordinance,' Aruffo said. "This could be developed another way and he chooses not to."

In private meetings with developer Norman Gallant, city officials urged Gallant to consider ways to "cluster" homes away from woods on the southwest portion of the property he has owned for eight years: 38 acres located west of Meadowbrook Road and south of Nine Mile.

But Gallant informed commissioners last Wednesday and council members on Monday that he has "abandoned" the cluster option. When council member Ronald Watson asked Gallant if he would consider negotiating alternative residential densities on his property, Gallant answered, "No."

"I've owned this property eight years and the last time I had a subdivision plat ready to go it took six years to get where I am now. I just can't do it any more. You want me to try a cluster, an open-space arrangement, then you're going to find something wrong with it."

"I'm not here to rape the property," he said. "I'll save all the trees I possibly can. It's in my own best interests to save them."

Gallant has said he intends to begin construction of the subdivision this spring. It will contain 86 homes, each at least 100 feet wide and expected to sell for upwards of \$100,000.

# Subdivision plan ripped, approved

By BRUCE J. MARTIN staff writer

After hearing city attorney David Fried's opinion that there was no legal way they could deny approval, Novi's planning commissioners Wednesday and Novi City Council Monday took turns holding their noses and approved a subdivision plat (layout map) neither group really likes: Deertbrook.

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# Office zone tabled

A request to rezone 72.5 acres of property now part of Bob-O-Link Golf Course was turned down by Novi City Council members Monday.

The rezoning would have permitted developer Joseph Gerak to proceed full speed ahead with plans for Westbrook Place, an office-commercial complex located northwest of Grand River and Beck Road.

Although council members liked Gerak's plans for a multiple-use development incorporating office, retail and recreational uses, they tabled the rezoning request.

Gerak's rezoning request was endorsed by the Novi Planning Commission as well as planning consultant Branton Rogers. But council members, wary of past experiences of property which has changed hands beyond anyone's wishes, preferred to retain the existing zoning and send the proposal back to the commission to try to work out details of a planned development in that area.

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# Businesses may see road bills

Developers — not general taxpayers — may be asked to foot some of the 10-year bill for road improvements required by Oakland County's economic boom.

"We've got to approach developers in Michigan at a conference," said John L. Grubba, managing director of the Oakland County Road Commission.

Grubba wants to talk about New Jersey-style "cooperative" development contracts and "impact fees" to build roads, interchanges and bridges required to move workers and goods.

"The business developers know what the costs are going in. Then we hear, 'You people with the \$40 million budgets, build us \$100 million worth of roads.'"

"They've got the wrong level of government. We don't own the printing presses," said Grubba.

In a nutshell, Grubba's agency talked to officials from 58 local units of government and concluded that the 1996 county road needs will be \$740 million, but revenue will fall \$625 million short.

In a series of well-publicized meetings on January 20, the county commission suggested six alternative methods of raising the mega-millions.

Among them were a voted two-mill property tax (15 cents per mill annually), a voted cent-a-gallon increase in the gasoline tax (\$6 million annually), and a voted one-cent sales tax on automotive items (\$12 million annually).

"The general reaction from the public is that they don't like the property tax. They're more inclined to support the gasoline tax or a user tax," said Grubba after meetings with mayors, township supervisors, chambers of commerce and civic groups.

## Grubba: 'When the private sector realizes that a congested road system lowers productivity and morale, they're willing to make contributions.'

Grubba attended a national conference on site development and transportation impacts in late March along with some city managers and commission suggested six alternative methods of raising the mega-millions.

Among them were a voted two-mill property tax (15 cents per mill annually), a voted cent-a-gallon increase in the gasoline tax (\$6 million annually), and a voted one-cent sales tax on automotive items (\$12 million annually).

"When I said we in Michigan are giving tax abatements (tax cuts to new industries), they said, 'You're crazy. We are getting impact fees.' This we hadn't heard in Michigan.

"I'm visualizing a conference in Oakland to discuss what we're going to address this," said Grubba.

The impact fee idea isn't totally new. Examples: Most subdivision developers now are required to install streets, sewer and water lines.

Troy has required business developers to build flare lanes on roads leading to their buildings and is working on having developers pay for widening two lanes of Crooks Road.

U.S. military bases can't be taxed, but the federal government has made payments in lieu of taxes to school districts that have been impacted by the children of military personnel.

The lesson Grubba learned: "When the private sector realizes

that a congested road system lowers productivity and morale, they're willing to make contributions."

He noted that in New Jersey's Somerset County, an arrangement was worked out whereby the cost of an I-78 interchange was apportioned by contract among developers.

One method of apportioning the cost of such projects is to calculate the number of work trips generated by a specific industry.

Grubba unveiled the impact fee idea in an interview which he was asked a single question: "What has happened since your January news conference on county road needs and funding alternatives?"

In those presentations he said officials figured that 200,000 new jobs would come to Oakland County in the next decade — two-thirds of all 1986 office development in Michigan occurred in Oakland County, and there was \$1 in existing revenue for every \$6 of road needs.

Hard-hit corridors will be Northwestern Highway in West Bloomfield, Big Beaver Road in Troy, Woodward Avenue in several communities, Twelve Mile in Novi and Farmington Hills, and the I-75 freeway.

The big picture is that of a "second suburban migration," said Grubba, citing speaker Ken Orski, a former federal transportation official who is president of Urban Mobility, Inc.

"The first was to the suburbs after World War II. The new migration will be as significant or more — jobs and employment are coming. This is a new American city emerging."

# Novi News Briefs

**CORRECTION:** Deerbrook Meadows subdivision lots won't be selling for upwards of \$100,000, as The Novi News reported last week. The article concerning subdivision development in Novi should have read that homes in the proposed subdivision are expected to fetch prices of \$100,000 and up.

**WHITE CANE WEEK:** Sunday, April 27 through May 3 has been declared Michigan Lions White Cane Week. During the week, citizens are urged to support the Lions' Leader Dogs and White Cane programs for the 30,000 blind Michigan residents who are dependent on a white cane or a leader dog.

**THE PARTY'S OVER:** Persons 17 years or older who are in charge of a Novi residence and knowingly permit illegal (under-age) alcoholic or illicit drug consumption on the premises will find themselves subject to a fine of up to \$500 or imprisonment up to 90 days. This is the text of the city's Open House Parties Ordinance, enacted Monday.

**SCHOOL DISTRICT BUDGET WORKSHOPS:** With budget time fast approaching in Novi, those interested in attending any of the sessions may want to get their calendars out. The Novi Board of Education will address the district's 1986-87 budget in four sessions.

The preliminary budget is expected to be discussed at the board's regular meeting May 15. A special board meeting for budget discussion is scheduled at 7:30 p.m. May 28 in the Administrative Services Building. A budget hearing will be held at the regular board meeting June 5 with final budget adoption scheduled at the board's regular meeting June 19.

**NOVI TOWN HALL STAYS PUT:** The Novi Historical Society was scheduled last Thursday to announce when Novi Town Hall is to be relocated for restoration as a historical museum — but contrary to the schedule, no decision has been reached yet. The moving building permit will go before the city's Zoning Board of Appeals May 6.

**"FACE-LIFT" WILL ACCOMPANY CONSTRUCTION** of an addition to the Kern Industries building located north of Ten Mile and east of Novi Road. The building will be re-painted to a "medium brown" and contrasting decorative wood moldings will be placed to add visual interest to the concrete block exterior. Additional landscaping work also is planned.

**A TOUGHER DEBRIS ORDINANCE** governing construction litter, garbage, debris and waste material as well as requirements to keep adjacent streets free from construction dust, sand, mud and dirt has been placed in effect by Novi City Council.

Currently, builders have 48 hours after being served notice to remedy violations. The new ordinance takes away the city's notification requirement. Violators are punishable by a fine of up to \$500.

**NOVI'S MEMORIAL DAY PARADE** has been set for 10 a.m. to 11:30 a.m. Monday, May 26. The proposed route will begin at Mohawk Drive near Novi Road and I-96 and continue south to Ten Mile, then west to Novi City Hall. Planners of the parade this year are anticipating greater participation than in previous years.

**COMMUNITY EDUCATION ENROLLMENT:** Nearly 2,000 residents and non-residents participated in Novi's Community Education Program offerings this winter, according to director Clara Forier. This winter's enrollment numbered 1,864 (taking classes) and 1,967 (registered for classes). That's an increase of about 100 participants over last year.

The largest registration was in the adult non-credit classes with 758 enrolled. Some 522 children participated in programs during the winter. Novi also has 11 new graduates as a result of those completing their requirements for their high school diplomas.

"Single-family housing is definitely back," he continued. "The problem is that there are very few single-family subdivision lots available. Builders are scrambling to tie up as many lots as possible in the high-growth areas like Novi, Farmington Hills and Rochester Hills."

In fact, the demand for single-family housing is so high that builders are finding a shortage of skilled labor in the building trades. When the housing market dried up during the early 1980s, many skilled tradesmen departed for the building boom in the Sunbelt States, particularly Texas.

Now, however, the tables have turned. "Things are slow in Dallas right now," reported Cousineau. "They overbuilt when things were hot



Developer Ray Cousineau says the single-family housing market is booming in Novi and Oakland County

Novi News/PHILIP JEROME

# 'Single-family market's strong'

By PHILIP JEROME managing editor

How hot is the single-family housing market in Novi?

Ray Cousineau, vice president in charge of land development for the Vincent/Tri-Mount Companies, tells a story which illustrates just how hot the single-family housing market really is.

Vincent/Tri-Mount is developing the Yorkshire subdivision on 60 acres on the northwest corner of Ten Mile and Taft Road. The development ultimately will contain 168 lots with homes priced in the \$120,000 to \$140,000 range, but the first phase will contain just 48 lots.

"We haven't even received final plat approval, but we've already received well over 70 inquiries from people interested in homes in the subdivision," reported Cousineau.

"Single-family housing is definitely back," he continued. "The problem is that there are very few single-family subdivision lots available. Builders are scrambling to tie up as many lots as possible in the high-growth areas like Novi, Farmington Hills and Rochester Hills."

In fact, the demand for single-family housing is so high that builders are finding a shortage of skilled labor in the building trades. When the housing market dried up during the early 1980s, many skilled tradesmen departed for the building boom in the Sunbelt States, particularly Texas.

Now, however, the tables have turned. "Things are slow in Dallas right now," reported Cousineau. "They overbuilt when things were hot

a few years ago, and Michigan in general and Oakland County in particular are among the hottest areas for building in the country right now.

"Our biggest problem isn't selling homes; it's finding the skilled labor to build the homes. We're running 'help wanted' ads in the Dallas papers right now and bringing people back to Michigan."

During the current building boom, Cousineau is getting a different perspective on the trials and tribulations of being a developer. He was a partner in JCK Associates, the city's consulting engineering firm, until he left last July to join Vincent/Tri-Mount.

"It's an entirely different experience," he said. "In the development business, timing is everything. It takes about a year of planning before you can even break ground on a new project, so you're always gambling a lot of time and money that the market will support the expenses incurred during the planning stages."

Vincent/Tri-Mount is also relatively new in the residential development business. The Orchard Ridge subdivision on Ten Mile between Novi and Farmington Hills was one of the company's first ventures in the late 1970s, and it has proved to be a highly successful one.

The 180 lots in Orchard Ridge have been completely developed with prices ranging from \$120,000 to \$130,000.

"Having Orchard Ridge right down the street from Yorkshire is a definite advantage," said Cousineau. "People who are unfamiliar with our work can drive through Orchard Ridge and see that we develop quality subdivisions."

Vincent/Tri-Mount also has developed con-

# Chelsea complex placed 'on hold'

Construction of Chelsea Knoll, a 20-unit housing complex, will have to wait until city planning officials obtain a legal ruling on the permitted dwelling-unit density of the 4.4-acre site.

If approved, Chelsea Knoll would occupy the southwest corner of Novi Road and Nine Mile. Architect Michael Downes predicted sale prices would be "around \$100,000 a unit" for the proposed 10 two-bedroom and 10 three-bedroom units.

The city's zoning ordinance permits two categories of "cluster" development in the zoning classification of the site (the "clustering" option encourages developers to preserve open space or natural land features in certain low-density housing-zoned areas).

At issue in the Chelsea Knoll development is whether the planned density falls under a more restrictive cluster designation partly determined by the width of contiguous roadways. Under the more restrictive designation only 16 units would be permitted on the site.

City Planning Consultant Brandon Rogers generally favors the plan. "It best uses an unusual site of varied topography and vegetation," he noted, adding that the sole proposed entrance (off Nine Mile) would be preferable to numerous access points along Novi Road and/or Nine Mile.

Commissioners voted to table consideration of the plan until May 7, by which time the ordinance language could be reviewed by City Attorney David Fried.

## Rogers: (The plan) makes the best use of an unusual site of varied topography and vegetation.'

The cluster-housing option is considered single-family zoning because it maintains single-family density levels while eliminating sideyard setback requirements to accommodate unusual topographical concerns.

The Nine Mile/Novi Road site has been the source of numerous zoning battles over the past 10 years. The property is designated for single-family residential development, and the city has demanded that designation despite previous requests to have the property rezoned to commercial and multiple-family zoning classifications.

The cluster-housing option is considered single-family zoning because it maintains single-family density levels while eliminating sideyard setback requirements to accommodate unusual topographical concerns.

# Secretaries Week gets local boost

Bosses who would like to honor their secretaries during National Secretaries Week (April 21-25) can do so through a special promotion sponsored by Flowers by Jackson, the Novi Hilton and Piedmont Airlines.

To nominate a secretary, the boss needs to fill out the form completely and deposit it in containers that will be available at both Flowers by Jackson and the Novi Hilton. No entries will be accepted after Thursday, April 24, at 5 p.m.

Two names will be drawn daily at Flowers by Jackson by a representative of The Novi News. Each daily winner will receive a gift certificate for flowers and a Piedmont travel bag. Names of the daily winners will be announced in the April 30 edition of The Novi News.

The winner of the grand prize will be drawn on Friday, April 25. For more information about the special promotion and how you can win a round-trip for your secretary to any destination served by Piedmont Airlines contact Flowers by Jackson at 348-2880.

ing can be obtained at Flowers by Jackson in the Roman Plaza Mall at Novi Road and Grand River. Entry forms also are available at the Novi Hilton.

To nominate a secretary, the boss needs to fill out the form completely and deposit it in containers that will be available at both Flowers by Jackson and the Novi Hilton. No entries will be accepted after Thursday, April 24, at 5 p.m.

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# School sale cash use debated

Continued from Page 1

At last Thursday's meeting, the board once again studied the architect's proposed estimates on the renovation which is divided into two parts. The \$400,000 proposed project includes a \$200,000 library/media center addition and an estimated \$200,000 in energy conservation measures.

"Our number one priority is movement to a media center as such," Piwko told the board, noting that Orchard Hills is the only one of the three elementary schools which currently "does not have a library per se."

The superintendent went on to say that from an instructional standpoint the library is limited in size, allowing no room for any type of computer instruction.

"Orchard Hills at present, does not even have space to store audio-visual," said Rita Traynor, director of special programs and communications.

Traynor further noted that both Novi Woods and Village Oaks have libraries which also serve as resource centers.

Orchard Hills, the oldest of the district's active facilities, was built in 1960 and contains only 1,400 square feet in the library area.

"I'm particularly interested in a media center," trustee Raymond

Byers told other board members. "A lot of the other things listed in here are gingerbread," he noted, referring to other items contained in the architect's list of proposed projects.

"I would like to look at a library and maybe offices for conferences, meetings, etc.," he said. "But I'd like to see us cut back."

"Obviously, whatever we do tonight, the community agrees with us," he said, scanning the empty board room.

Trustee Joan Daley concurred with Byers and noted she was in favor of the library addition but "had a problem chipping away at the \$1.7 million."

Agreeing to forego the \$200,000 in proposed renovation and energy conservation projects, the board instructed the administration to have the architectural firm proceed with preliminary work on the library addition. However, the board indicated it would be looking for assurances from the architect that the district not be required to do other things as it pertains to present code, should it proceed with the library addition.

Should the board give its final stamp of approval to the Orchard Hills library addition after reviewing the architect's revised proposal, there still will remain approximately \$1.5 million from the sale of Old Novi

Elementary.

Piwko told board members that should the home building market continue at its present frenzied pace, a new elementary school may be needed sooner than the district anticipates.

"Our feeling is we may need a new building as soon as two years from now," Piwko said.

Showing that he was the superintendent told the board the district may want to convene a community task force in September to decide when Novi may need a new school.

While monies from the sale of Old Novi Elementary would be applied toward the building of a new school, the estimated \$1.5 million would hardly cover the cost of constructing a new facility.

Piwko told the board he has looked into several financing options and noted that one of the methods for funding construction of a new school may be through the continued collection of debt retirement millage.

The superintendent noted the district presently owes the School Bond Loan Fund \$1.7 million (from the construction of Novi High School).

"For the coming school year, 1986-87, we would anticipate being able to reduce the debt levy by 1 mill,"

# Cable Listings

The Southwestern Oakland Cable Commission has announced next week's programming schedule for Channel 12, the public access channel of the MetroVision system serving Novi, Farmington and Farmington Hills.

## MONDAY, APRIL 28

Noon - Lifestyle  
12:30 p.m. - Serendipity  
1 p.m. - Festival of Community Bands  
1:30 p.m. - Artist in Residence  
2 p.m. - Livonia Ice Show  
3:30 p.m. - Sports in Motion  
6 p.m. - Lifestyle  
6:30 p.m. - Serendipity  
7 p.m. - Festival of Community Bands  
7:30 p.m. - Artist in Residence  
8 p.m. - Livonia Ice Show

## TUESDAY, APRIL 29

Noon - Senior Adult Presentation  
1 p.m. - Tornado Safety  
1:45 p.m. - Emergency Support System  
2 p.m. - Insight  
2:30 p.m. - Community Upbeat  
3 p.m. - Duel of Knowledge  
3:30 p.m. - The Mastermind Connection  
6 p.m. - Senior Adult Presentation  
7 p.m. - Tornado Safety  
8 p.m. - Insight  
8:30 p.m. - Community Upbeat  
9 p.m. - Duel of Knowledge  
9:30 p.m. - The Mastermind Connection

## WEDNESDAY, APRIL 30

Noon - Governor's Report  
12:30 p.m. - Cooking with Class  
1 p.m. - Windbagger Toastmaster III  
2 p.m. - The Choice is Yours  
2:30 p.m. - OCC basketball  
6 p.m. - Governor's Report  
6:30 p.m. - Cooking with Class  
7 p.m. - Windbagger Toastmaster III  
8:30 p.m. - OCC basketball

## THURSDAY, MAY 1

Noon - Perceptions  
12:30 p.m. - Madonna Magazine

# Language instruction offered at OCC

FARMINGTON - Conversational classes in French, German and Spanish will be offered this spring at the Orchard Ridge campus of Oakland Community College in Farmington Hills.

Dr. Don Nichols, academic dean, noted that Saturday classes in the three languages are being added

because of high interest.

"Students can travel across the Detroit River and practice French in Windsor's restaurants," said Nichols. "They can travel to Mexico to use conversational Spanish. And while Europe has become more expensive, students can practice their German by visiting many German-

American communities right here in the Midwest."

Classes in conversational Spanish and German will meet for 15 weeks on Saturdays from 10 a.m. to noon beginning May 3.

Conversational French classes will meet for 7½ weeks on Wednesdays and Saturdays from 10 a.m. to noon.

For registration information call 471-7555 or the Foreign Language Department at 471-7791.

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Reverend Richard Henderson helped found the Faith Community United Presbyterian Church on Ten Mile

# Henderson crawls out of shell

This is the first in a series of articles which take a look at the individuals who guide the religious life of the city - the ministers of Novi.

By SHARON ROSE special writer

Reverend Richard Henderson's office window still is crawling with small turtles.

Stained glass, brass, pewter, wood and plastic. They're all poised in the sun, tough shells protecting sensitive bodies, strong necks firmly and vulnerably stretched out to sample the world.

"Several years ago I wrote an article for our church paper about people who identify with certain types of animals," he explained with a smile. "I said that if I had to choose one, it would probably be the turtle. You know, ministers need a hard shell, sometimes, but also have to be sensitive."

"And then, too, turtles never get anywhere without sticking their necks out."

His congregation must have agreed. They've been bringing him the symbolic little turtles ever since. He has nearly two hundred, and not a

seemed natural for him to choose the religious life, but Henderson insists. "It was the last thing I planned to be. I know about the long hours and was determined I'd never do that to my family."

Nevertheless, an interest in theology and philosophy gradually led him down his father's path. In his senior year at Muskingum College in Ohio he decided to try the seminary for a year, just to see how it felt. "It felt right," he said. "Some people have a sudden awakening to faith. Not me. My faith had been developing all along. Going to seminary just seemed natural."

Henderson's siblings are also involved in "service" careers. An older brother is a teacher. His sister is a school guidance counselor, and his younger brother is a civil rights attorney. "I suppose our career choices are a natural reflection of our family life," he mused. Even Henderson's wife, Sheila, a Detroit native whom he met while at Muskingum, is involved in a similar profession - counselor in the Novi school system.

After two years at Pittsburgh Theological Seminary, Henderson took a year off to serve as an intern-  
assistant at University Presbyterian



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# Church will host ecumenical talks

May Fellowship Day, an ecumenical worship sponsored annually by Church Women United on the first Friday in May, will be held May 2 at 10 a.m. at the First Presbyterian Church of Northville. All women from the three participating communities of Northville, Novi and South Lyon are invited to attend.

The worship service written by native Hawaiian women will be performed by women of the Northville Presbyterian Church.

A fellowship mixer is planned at 11 a.m. to help women from the different churches become better acquainted. A potluck salad luncheon is to follow. Participants are asked to bring a salad to pass and their table service.

The 1986 service is entitled, "Let Us Speak and Pray Together, Sisters." It reveals the pain suffered by the indigenous Hawaiian people whose land, gods, culture, spirituality, language and dignity were desecrated by early Christians, program planners explain. Through this service, they challenge Christian

# Northville places skids on 'boards

Under the ordinance, the police chief would be authorized to post signs prohibiting skating on particular sidewalks. Vernon noted that a similar provision in the bicycle ordinance has never resulted in a signposting.

Also prohibited by the proposed ordinance would be skating on private property without the written permission of the property owner.

Penalties for violation of the ordinance, for those who choose to plead guilty, will be established within the city's minor violations bureau schedule. This typically calls for \$10 or \$25 fines for first offenses, with the amount rising on repeat offenses.

Judges of the 35th District Court would determine the penalty for violations when the accused contests the charge.

While the ordinance would carry no penalty clause of its own, City Manager Steven Walters noted it would be covered by a "default provision" in the city code of ordinances that establishes a maximum penalty for any code violation of a \$500 fine, 60 days imprisonment, or both.

He stressed that the penalty clause provides a maximum as a guideline for the court and that the judge rendering a verdict in such a case would likely impose the maximum penalty only in the case of flagrant and repeated violations of the law.

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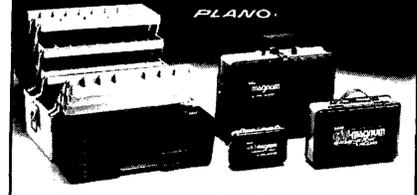
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Bill indicates manufacturer's rebate available. Factory rebates paid directly to the consumer by the manufacturer.

### Area Briefs

**A HOTLY-DEBATED WOODLANDS ORDINANCE** appears to be nearing approval in West Bloomfield Township.

The proposed ordinance is drawing heavy criticism, however, from a group called Concerned Citizens for West Bloomfield as well as developers.

Opponents include developer/builder Herman Frankel, who has developed many of the township's finer subdivisions. Frankel complained that the number of pre-approvals required for those properties containing woodlands are too restrictive.

"You're making West Bloomfield one of the most difficult to build in," he said. "You're building an albatross over-kill."

**IF YOU OWN A CAT** and live in the City of Birmingham, you'd better make sure it's licensed.

Birmingham city commissioners have passed an ordinance requiring cats to be licensed and vaccinated. Its main purpose is to prevent people from contracting rabies by forcing cat owners to have their pets vaccinated.

Birmingham Police Chief Edward Ostin reported that cats have equalized dogs in cases of rabies. Licenses for spayed or neutered cats cost \$5. Licenses for unaltered cats cost \$7.50. The fees will double after July 1.

**PLAYBOY, HUSTLER AND PENTHOUSE** may be knocked off the shelves of stores in Canton Township where police are scrutinizing the content of the magazines to determine if they can be sold legally.

The move follows a request from a township resident that Canton police issue citations against 10 stores for violating a local pornography ordinance by selling either one or all of the magazines.

C. Gerald Hemming, township attorney, is reviewing the case to determine if Canton's pornography ordinance applies and has been violated. The pornography ordinance has not been enforced for at least the last five years, Hemming reported.

### Obituaries

#### JAMES C. STEWART

A funeral service for James C. Stewart of Novi was held April 18 at the O'Brien Chapel of the Ted C. Sullivan Funeral Home. The funeral followed an April 17 service with members of VFW Lodge 2269.

Mr. Stewart died April 15 at University of Michigan Hospital in Ann Arbor. Born in Virginia, he was 62 at the time of his death.

He had been employed in plant security at the Ford Motor Company's Wixom Assembly Plant. He was a member VFW Lodge 2269.

Mr. Stewart is survived by his wife, Ruby. Other survivors are three brothers, Howard, Oscar and Arnett; and a sister, Juanita. He was preceded in death by two sisters, Hazel and Bonnie, and a brother, Raymond.

Interment was at Oakland Hills Memorial Gardens in Novi.

#### GENEVIEVE M. PAGEL

Genevieve M. Pagel, 86, of Chelsea died April 19 at the Chelsea United Methodist Nursing Home.

Mrs. Pagel was born August 9, 1899, in Kentucky. She was a member of the United Methodist Church of South Lyon.

She is survived by her daughter, Ruth VanCuyt; her sons, Fred L. Jr. of South Lyon and Stuart L. of Novi, eight grandchildren and 18 great grandchildren.

She was preceded in death by her husband, Fred L. Pagel, Sr. (Wednesday, April 23) at 1 p.m. at the O'Brien Chapel of the Ted C. Sullivan Funeral Home in Novi. The Reverend Douglas K. Mercer of the South Lyon Methodist Church will officiate.

Interment will follow at Glen Eden Cemetery in Farmington.

## Henderson outside of his shell

Continued from 9

ings and put signs up in stores. It was exhausting. It took a lot of emotional energy."

For the first six months, Novi's Faith Community United Presbyterian Church experienced steady growth. Today it has 350 members.

"We spent a lot of time on the design of the building," said Henderson. "The choice of colors, texture of wallpaper and amount of wood reflects the warmth of our congregation and is a sign of what we're trying to do."

He describes his congregation as very enthusiastic, friendly, open to new ideas and relatively young—the majority are in their late 20's to late 30's. They're not afraid of community involvement; the church is designed to convert into a meeting room and has accommodated everything from blood drives to aerobic classes.

When Novi Police Chief Lee Begole needed someone to organize an Emergency Food Program for the city four years ago, he called Henderson. "It was interesting and fun," said Henderson enthusiastically. "Even high of 50," he said.

In 1983, Henderson was awarded his Doctorate of Ministry from Drew University Theological School—a degree he worked on in his "spare time."

Preaching is one of Henderson's special interests, and his office shelves are jammed with books on the topic. He dismisses the idea of hellfire and brimstone raining down on a congregation with a laugh and describes his own style as conversational.

"I try to think through issues with the congregation and come to conclusions with them rather than lecture or speak down to them," he explained. "Trying to come up with an idea that really speaks to a six-year-old as well as a 60-year-old is a challenge."

It was a challenge he explored in his doctoral thesis on the parables of Jesus. He analyzed the parable method of teaching and tried his hand at writing a few of his own, with congregations at Northville and Novi as his audience. By the time he finished his 290-page thesis, he had a collection of 15 original parables.

"It's encouraging to note that we're down to 20-25 families from a

when I finished the thesis, I kept working on the parables."

At this point, Henderson has 22 parables in book form which he is attempting to publish. In the meantime, he's developing other sermon styles, our "Portraits of Faith" describe the personality and lifestyle of famous persons and how they've affected the world in which they lived. "I've done Bishop Tutu, Martin Luther King, Jr., Dag Hammarskjold; Mother Theresa; Martin Luther and Albert Schweitzer," he said.

"It's interesting to note the number of deeply committed Christians who have won the Pulitzer Peace prize."

There's more to being a minister than staging a Sunday morning service. Henderson estimates his work week to be 50-60 hours. Favorite getaways include an annual fishing trip with son, Jonathan, 11, time spent on his writing and various wood working projects.

"When I go down to the basement and build something, I can see the result at the end of a day," he said. "In my job, I can plug away at a project for a long time without seeing results."

Still, when asked about professional highlights he had trouble stopping. "Taking a group of high school kids on a work project to Colorado, working on and completing our church in Novi, our first worship service, our charting service, getting my Doctor of Ministry, the overall sense of watching the congregation grow and become more self-sufficient..."

It's clear the satisfaction outweighs the frustration of the ministry for Henderson.

"I guess I'm kind of strange. Some people are a lot more achievement-oriented than I am. People say to me, 'You've been here 10 years. What next? Where do you go from here?' To a larger church? A bigger job?" Henderson paused.

"A church isn't like a corporation where everyone's aiming for the presidency or vice presidency. I enjoy not having that kind of a pecking order. If I'm a good minister, I'm every bit as successful as the guy who makes vice president at his company. To me, success is what you find personally rewarding."

## Local policeman cited for bravery

A Novi resident is one of two Michigan State Police officers assigned to the Northville Post cited for bravery at ceremonies held recently at the State Police Training Academy in Lansing.

Trp. Ivan D. Figgins, 34, also assigned to the Northville Post, was recognized for his courageous efforts above and beyond the call of duty when he rescued the passengers of a car trapped beneath a runaway boxcar.

On Oct. 2, 1985, Haire observed two unmarked boxcars go through a railroad crossing and strike two cars. The boxcars continued down the track pushing one of the cars which was carrying two passengers.

The speeding boxcars represented great peril and Haire knew they must be stopped. Acting without concern for his own safety, he chased the cars, pulled himself aboard and brought them to a halt. His extraordinary actions saved the life of one of the passengers and prevented serious injury to others who might be in the path of the speeding boxcars.

Haire is a native of Fowlerville who enlisted in 1973.

Trp. David R. Haire, 37, a Novi resident assigned to the Northville Post, was recognized for his courageous efforts above and beyond the call of duty when he rescued the passengers of a car trapped beneath a runaway boxcar.

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Novi's David Haire was cited for heroism

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**CITY OF NOVI**

The Walled Lake lake level control gates will be raised from the winter level to the summer level on Thursday, May 1, 1986.

Oakland County Drain Commissioner  
George W. Kuhn  
(4-23-86 NR, NN)

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**CITY OF NOVI NOTICE OF ENACTMENT ORDINANCE 86-23.07**

NOTICE IS HEREBY GIVEN that the City Council has adopted Ordinance 86-23.07, an Ordinance to add Section 4.02 to Ordinance 78-23.02, as amended, the City of Novi Offenses Ordinance, to prohibit the use or possession of Marijuana within the City of Novi.

The provisions of this ordinance become effective fifteen (15) days after adoption. The Ordinance was adopted on April 21st and the effective date is May 6, 1986. A copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

GERALDINE STIPP  
CITY CLERK  
(4-23-86 NR, NN)

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**CITY OF NOVI NOTICE OF PUBLIC HEARING ON INCREASING PROPERTY TAXES**

NOTICE IS HEREBY GIVEN that the City of Novi, will hold a Public Hearing on Monday, May 5, 1986, for the purpose of receiving testimony and discussing a levy of an additional millage rate for 1986-87.

Pursuant to the City Charter, the City has complete authority to establish the number of mills to be levied from within its authorized millage rate of 6.5 mills for general fund purposes. The proposed millage rate for 1986-87 operating budget is 5.8969, an increase of .5543 or 10% over last year, but within the authorized limit.

The Parks and Recreation Commission has authority to levy up to .5000 mill for operating purposes. The proposed millage for 1986-87 is .5000, an increase of .0087 or 2% over last year, but within the authorized limit.

NOTICE IS FURTHER GIVEN that the Hearing will be held at 8:00 P.M., EDT, at the Novi Public Library, 45245 West Ten Mile Road, Novi, Michigan.

Geraldine Stipp  
City Clerk  
(4-23-86 NR, NN)

# Planners ask funding for wide-ranging studies

By BRUCE J. MARTIN  
staff writer

The Novi Planning Commission wants more city tax dollars than ever before in 1986-87 — more than \$300,000. Close to half that amount would go toward a wide-ranging work program of studies, surveys, reviews and reports.

City planners consider the program essential to planning the city's future and to address the need to revamp the 1980 Master Plan for Novi, designed in 1980. Whether Novi City Council agrees with that opinion, and strongly enough to include the amount in the city's 1986-87 budget, should become clear at a budget study session at city hall tonight (Wednesday).

"We can't underestimate how important this (work program) is when we present it to council," James Wahl, director of planning, told the commission. "I'm not sure they'll know whether to vote up or down without the kind of information we've seen tonight."

Wahl's summation followed an hour of impassioned defense of the multi-part budget by city planning staff and consultants. After hearing their views, planning commissioners unanimously recommended council approve the entire amount outlined by staff.

While the overall planning commission budget of \$301,300 is well in excess of previous planning budget requests, officials point out that many items in the city's budget formerly listed under different line items — have been transferred as budgetary line items to the commission.

The following is a breakdown of the planning commission's proposed program. If approved, all the outlined work would be completed within the upcoming fiscal year (July 1, 1986-June 30, 1987).

### ENVIRONMENTAL PROGRAMS

**WETLANDS INVENTORY (\$30,000):** The city's environmental consultant, Susan Nayh, wants to conduct a comprehensive inventory of existing wetlands and create a data base for making decisions involving ecologically sensitive areas.

The inventory, expected to take nine months, would document water quality, and varieties of birds, fish, mammals, amphibians, reptiles, benthic organisms, insects and potentially endangered species.

**SURFACE WATER QUALITY STUDY (\$27,000):** Nayh favors a series of water samples from major wetlands, along with major river and tributaries. 75 to be taken in spring and another 75 in late summer. The findings would coincide with the Department of Natural Resources' drive to "clean up" the Rouge River basin.

A map showing study findings would be produced, as would a survey analyzing organic and inorganic pollutants. Data from the map and survey would allow the city to remedy undesirable conditions.

**GROUNDWATER INVESTIGATION (\$12,000):** Nayh calls this part of her program the most important, since documentation of existing groundwater conditions in Novi is spotty at best. Her investigation would include a literature search for existing documentation, a well log search and documentation, water analysis by a hydrogeologist, plotting aquifer and flow conditions on maps, and development of a report showing existing groundwater locations, flows and areas vulnerable to contamination.

"Some of the data may cause zoning questions to be raised," Nayh told commissioners Wednesday. "Maybe we don't want industrial zonings in certain areas. Maybe we want to know where waste discharge is going, the shape of the plume and be able to notify residents and help them get off well water where they need to."

### PLANNING PROGRAMS:

**BASE MAP UPDATE (\$4,000):** According to Planning Consultant Brandon Rogers, the City of Novi's base map of streets, subdivision plats, parcels, bodies of water, etc. is in serious need of updating in order to reflect new sub-

division plats, removal of plats never officially recorded, lot splits and divisions and new rights-of-way such as Decker Road and South Lake Drive. Besides the base map, revisions (not rezonings) would be made to the official city zoning map and other maps which would indicate where the city's growth centers would occur.

**EXISTING LAND USE STUDY (\$16,000):** The last time the City of Novi conducted an existing land use study was in 1972. Rogers pointed out to commissioners. Under his proposed six-month comprehensive study, the 1972 study would be updated to determine changes in land use during the last 14 years and to provide a comparison with projected land uses contained in the 1980 Master Plan.

The land uses would be determined by visual inspection and would be tabulated on work maps. Structural quality and site environmental conditions would be recorded for every parcel and lot in the city using accepted survey criteria. Existing non-conforming uses would be listed.

From findings and related sources, land use, structural quality and environmental conditions would be mapped. Data would be quantified and a report prepared describing land use trends, potentials and problems.

**THOROUGHFARE PLAN (\$17,000):** In a joint arrangement with traffic consultant Barton-Aschman, Rogers' office would prepare a report on traffic flow projections, integration into Master Plan mapping, evaluation of needs and recommendations of bicycle paths and reconsideration of building setbacks from roads expected to be widened. Barton-Aschman would identify high hazard locations, prepare a traffic flow map, identify and catalogue major road improvements, and develop a schedule for road improvements.

elderly, young families and children would be reviewed as they relate to housing needs, recreational needs, job sources and origin-destination trip patterns. A projection of population to the year 2010 by five-year intervals would indicate where the city's growth centers would occur.

**HOUSING TYPE, SUPPLY AND DENSITY STUDY (\$14,000):** Directly related to the Master Plan, Rogers' office would map proposed dwelling units, tabulate the number and type of housing units and recommend ordinance revisions to address needs.

**RETAIL-OFFICE STUDY (\$12,000):** The city's Master Plan strategy of centralizing commercial uses along the 136/Grand River corridor would be re-evaluated. The need for convenient "satellite" locations for retail services would be measured against existing shopping areas in and near the city and against public opinion.

"The needs for convenience shopping may be far more than are forecast," said Rogers. "I think you'll find we're short on some kinds of shops and services and long on others." He suggested that locations at Ten Mile/Beck Road and Fourteen Mile/Haggerty Road be studied, among others.

**CAPITAL IMPROVEMENTS PROGRAM (\$2,500):** As part of the second phase of the city's Master Plan update, city planning staff would identify high priority capital improvements and arrange initial work programs for improving the city's fiscal capacity.

**POPULATION STUDY AND FORECAST (\$11,000):** Using 1980 census data and more recent demographic, housing and socioeconomic censuses, an analysis of needs for the

# Nearby

**THE OCC STAGE JAZZ BAND** under the direction of Novi High School's Craig Strain will perform in concert at Oakland Community College's Orchard Ridge campus tomorrow (Thursday) at 8 p.m.

The concert will be held in the Smith Theatre located on OCC's Orchard Ridge campus on Orchard Lake Road at 1-696 in Farmington Hills. Strain, who also leads the Brookside Jazz Ensemble and the Novi High School Band, has invited Novi's Julie Fitzpatrick to accompany the band for a number of songs. Also featured will be contemporary jazz tunes and a handful of traditional hits.

Tickets for the concert are \$3. For reservations or information call the Smith Theatre box office at 471-7700.

**"TREASURE ISLAND"** and "Contest Kid" take up the children's movie twill at the Novi Public Library this Saturday, beginning at 1 p.m. For more information, phone 349-0720.

**RAMBLIN' JACK ELLIOTT**, compatriot of Woody Guthrie, friend and inspiration to Bob Dylan and Kris Kristofferson, will perform Sunday, April 27, at 8 p.m. at The Ark, 637 1/2 Main Street, Ann Arbor. Tickets are \$7 to the general public. For additional information, call 761-1461.

**VANISHING AMERICAN ARCHITECTURE** will be discussed by architectural historian John Margolies at Lawrence Institute of Technology this Friday, April 25, at 7:30 p.m. The free program is open to the public and will be presented in the architecture auditorium on LIT's campus at 2100 West Ten Mile in Southfield.

Margolies will present a visual essay of his six-year, 100,000-mile cross-country search for vanishing vernacular architecture. Included will be a car wash in Oklahoma shaped like a whale, a tavern in Kansas in the form of a beer can and a coffee house in Washington inside a giant coffee-spoon. They represent an architectural form commonly called "duck" or roadside architecture.

For more information call Gary Keeskes at 356-0200, extension 2800.

**THE RISING OF A NEW MOON: A Century of Tabwa Art**, opened April 21 at the University of Michigan Museum of Art, 525 South State Street, Ann Arbor.

The traveling exhibition of more than 100 objects carved by the Tabwa people of east-central Africa includes remarkably stylized ancestor figures, masks, jewelry, musical instruments and utilitarian objects. A special reception is planned for visitors at 8 p.m. Monday.

For more information, phone the museum at 763-1231 weekdays and weekends or 764-0395 weekdays during business hours.

**"STARRY MESSENGERS: Comets and Cometary Science to 1759"**, a special free exhibit, is on display at the University of Michigan Library's Department of Rare Books and Special Collections through April 26. The exhibit traces man's fascination with comets through rare printed books, manuscripts and prints. Numerous manuscripts, pamphlets and books dating back more than 500 years will be displayed, including important works by Tycho Brahe, Galileo, Isaac Newton and Edmund Halley.

"Starry Messengers" is on view on the seventh floor of the Harlan Hatcher Graduate Library on the central University of Michigan campus in Ann Arbor. Exhibit hours are 10 a.m. to noon and 1 to 5 p.m. Monday through Friday and 10 a.m. to noon Saturday. For further information, phone 764-9377.

# Class Reunions

**NOVI '78:** The Novi High School Class of 1978 is planning its 10-year reunion. Members of the class should call Elaine Rixie at 487-7328 for more information.

**NORTHVILLE '61:** The Northville High School Class of 1961 will celebrate its 25th reunion at the Meadowbrook Country Club in Northville on Saturday, August 16.

Class members who have not yet been contacted are asked to call Philip Jerome at 349-1700 for more information.

**MACKENZIE '36:** The 1936 graduating class from Mackenzie High School in Detroit is making plans for a 50th reunion at the Fairlane Manor in Dearborn on June 21, 1986.

Alumni interested in attending are asked to call 474-1467.

**CODY '56:** The Cody High School Class of 1956 will hold its 30th reunion at the Novi Hilton on August 9 from 6 p.m. to 1 a.m. Class President Greg Presley said the theme of the reunion will be "Glorious Days," reflecting a nostalgic review of the 1952-56 school years at Cody High School.

"Ticket information is available from Beverly (Cybulski) Bastian at 420-0580 or Sue (Sholtz) Vaquera at 927-9485.

# CITY OF NOVI NOTICE

**ENACTMENT ORDINANCE 86-122**  
NOTICE IS HEREBY GIVEN that the City Council has enacted ordinance 86-122. An ordinance to regulate the use of alcoholic beverages and drugs by underage persons at Open House parties, by requiring adults with control over premises at which open house parties are held to take reasonable steps to prevent such alcohol or drug usage.

The provisions of this Ordinance take effect fifteen (15) days after adoption. The Ordinance was adopted on April 21st and the effective date is May 6, 1986. A complete copy of the ordinance is available for public use and inspection at the office of the City Clerk.

GERALDINE STIPP  
CITY CLERK  
(4-23-86 NR, NN)

# CITY OF NOVI NOTICE

NOTICE IS HEREBY GIVEN that the Planning Board of the City of Novi will hold a public hearing at 7:30 P.M. on Wednesday, May 21, 1986 in the Novi Public Library, 45245 West Ten Mile Rd., Novi, MI to consider the Woodlands, Forestry and Natural Resources Protection Ordinance.

All interested persons are invited to attend. Information concerning the proposal is available at the Dept. of Community Development and any written comments may be sent to that Dept. at 45225 W. Ten Mile Rd., Novi, MI 48050 until 5:00 P.M., Wednesday, May 21, 1986.

City of Novi Planning Commission  
Judith Johnson, Secretary  
Karen Tindale, Planning Clerk  
(4-23-86 NR, NN)

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# Red Headed mischief

The All-American Red Heads, to the surprise of absolutely nobody, gained a 51-55 victory over the Novi High School faculty in a benefit basketball game at the high school Sunday night. The game, sponsored by the Novi Athletic Boosters, drew a crowd of approximately



600 people. Karen Riggs (above, left) tells referee Phil Mazzi her interpretation of the rules of the game, while Tammi Blazee and Riggs (above, right) treat the fans to a halftime dribbling exhibition.

# Residents protest subdivision

By NEIL GEGHEGAN  
staff writer

**NORTHVILLE** — The Northville City Planning Commission voted unanimously at its April 15 meeting to grant final preliminary approval to the developers of the Ponds of Northville Subdivision.

Final approval from city council and the Department of Natural Resources are still needed before Singh Development Corporation can begin construction of the first phase of the 92.35-acre site north of Eight Mile. The site, immediately west of Lexington Commons Subdivision, is the last large parcel of land available for development in the city.

"This is, by far, the best plan I've seen for this area in the 10 years I've been in Northville," said commission chairperson Jerome Mittman.

Before the vote, residents of the surrounding area voiced concerns about the possible adverse effects such a development may have on the wetlands area that the subdivision will surround. The Randolph Drain currently runs through the site which is surrounded by swampy wetlands — an area opponents say is home for many varieties of rare wild flowers and animals.

The majority of residents in attendance at the public hearing indicated they believe construction of the subdivision will either drive away or kill most of the existing natural wildlife.

"I am deeply concerned about what this will do to the wildlife state

and what will be destroyed," resident Morgan Townsend said. "It's very disturbing to see you (planning commission) go ahead with a plan like this when you don't really understand the delicate nature of the area."

Architect Leonard Siegal of Siegal-Tuomala Associates of Farmington countered with promises of an aesthetically appealing single-family residential area that would maintain much of the existing topographical features and preserve as much of the natural habitat as possible.

"We have two objectives," Siegal told the night. "The first is to preserve as much of the natural habitat as we can and the second is to create a pleasant place for residential lots. We think the two objectives are compatible."

The main focus of objection from the audience was handling of the proposed "green area" — which is now the Randolph Drain and adjacent wetlands. To meet DNR specifications, the developers agreed to reduce the size of the proposed main pond so the existing water course outfalls but isn't connected with it.

"We recognize that there are certain criteria that must be met, and an off-line pond is definitely what they (the DNR) wanted," Siegal admitted. "We intend to clean that area up and make a pond. We want to create running water instead of the current stagnant water."

But several residents said they fear the green area will be bulldozed while workers dredge out the proposed pond area, thus completely disrupting and permanently damaging the natural environment.

"This plan meets the zoning ordinance requirements, and I think it is well drawn and sensitive to the natural setting of the area. I don't have any problems with this plan."

During the nearly 1 1/2-hour public hearing, over continued questions and accusations from the residents, the members of the commission maintained their support for the plans.

"The open space and large lots planned are not required by the city ordinance, and the developers have gone beyond the requirements in many cases," Mittman asserted.

"The commission's role in this is relatively limited," said consultant Ron Nino. "Our job is to assure that this development is in accordance with the existing ordinances. To go beyond that is to go beyond our legal authority."

"This plan meets the zoning ordinance requirements, and I think it is well drawn and sensitive to the natural setting of the area. I don't have any problems with this plan."

If approved by the city council and the DNR, Siegal said construction of the 53 lots in the first phase of the subdivision would begin sometime this summer.

"If it goes very rapidly, we'll move into Phase 2 soon," Siegal predicted. "I'd say it could conclude within two years."

Surrounding residents weren't convinced. When Siegal announced that the name of the project will be changed from Ponds of Northville to Pleasant Ridge Subdivision, the crowd was skeptical.

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### CITY OF NOVI NOTICE

NOTICE IS HEREBY GIVEN that the City of Novi will hold a Public Hearing on the proposed budget for 1986-87, including a Public Hearing on the proposed use of Federal Revenue Sharing Funds, on Monday, May 19, 1986 at 6:00 P.M., EDT. It is proposed that \$55,000 be appropriated for a DPW Dump Truck, \$20,000 for Park Equipment, and \$17,538 for Data Processing.

NOTICE IS FURTHER GIVEN that the Hearing will be held at the Novi Public Library, 45245 W. Ten Mile Road, Novi, Michigan.  
A complete copy of the proposed Budget is on file and available for public inspection at the office of the City Clerk, 45225 W. Ten Mile Road, Novi, Michigan, 48050.

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# Opinions

the NOVI NEWS

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APRIL 23  
1986

## As We See It

### Opposition to TIFA will cost taxpayers

Tax Increment Financing opponents haven't yet claimed as a victim the Michigan law which permits the financing mechanism. But thanks to their lawsuits, they now can claim to have killed a convention center.

The Dallas Market Center's Midwest Fashion/Midwest Expo Center appears to have died on the drawing table, and with it an estimated \$6.7 million per year of "clean" revenue-generating industry where it would have the least impact on the city's residential neighborhoods.

Past experience causes us to be wary of pronouncements of developers. The give-and-take between developers and legislative bodies sometimes resembles a game of poker with both sides posturing and bluffing as the stakes rise.

Have plans for the expo center truly been abandoned? Maybe, and maybe not. At this point, all that can be said for sure is that the proposed developers say they have abandoned the project.

And while we can't say for sure why the plans were abandoned, we do know that developers said they were concerned about a flyer distributed by the Novi Board of Education which opposed plans to establish a Tax Increment Finance Authority.

If expo center plans truly have been abandoned, then Dallas Market Center representatives were serious when they said — repeatedly — they would not proceed with their project without a TIFA (Tax Increment Finance Authority) to pay for road and sewer improvements their project would require. And Michigan school districts are fighting TIFAs tooth and nail in court, questioning their constitutionality and their bond security in jeopardy.

We have attempted to explain why the Dallas Market Center needed the TIFA, and so have representatives of the company. To put it simply once more, \$4 million-plus in road and sewer infrastructure improvements apparently was too much up-front money for the company to afford; the improvements would have added more than 25 percent the project's start-up construction costs. Under a TIFA, the \$4 million would have come out of

### Housing is cyclical

According to Ray Cousineau, vice president in charge of land development for the Vincent/Tri-Mount Companies, the single-family housing market has made a strong rebound (See story on Page 7A).

There's a serious shortage of available lots for single-family homes, and builders are snatching up the few lots that are available in an attempt to capitalize on the demand that currently exists.

The current situation is in strong contrast to the situation which existed several years ago when the country in general and Michigan in particular were lodged in the throes of a recession.

The single-family housing market had dried up during those years, and developers were warning that single-family housing on large (80-foot lots or more) was a thing of the past.

It was during that same period, you may recall, that Novi and other communities became involved in the so-called small housing controversy. Developers claimed that small housing on small lots was necessary. That peo-

future higher tax assessments on the convention center property.

Why are so many school officials so adamantly opposed to TIFAs, especially when it would seem, at least in this case, to have genuinely promoted economic growth? One reason is that TIFAs sometimes have been abused in certain cities, although not in Novi, where one has never been proposed before. A second reason is that school officials misinterpreted the stipulation posted in school millage elections that school tax revenues must go to schools.

The following question should reveal just how flimsy that second argument is: If a school district cannot invest part of a future increase in tax revenue to pay for infrastructure improvements that would bring about new business, a healthy property tax revenue base and a better community in general, then under what reasoning can schools justify investing tax revenues in a bank account? After all, deposit returns in a bank are minimal at best, and who knows where bankers may choose to invest the capital? Southern businesses? Oil companies' holdings in Libya?

It's obvious that TIFAs, where they meet full specifications of the TIFA Act, represent a logical investment alternative for the community school district — one that doesn't even threaten an existing revenue source.

Maybe Michigan school administrators can find the Novi community another project that will generate as much revenue as the convention center and surrounding spin-off development would have created. Maybe this other project will be as attractive, as clean and as visually, intellectually, and culturally stimulating as a convention center. Maybe this other project's backers will be happy to pay for the road and sewer improvements it would require while easing traffic flows on existing roads. Maybe this other project's backers will out of generosity pay for the \$400,000 ramp construction city taxpayers now must reimburse the federal government because there's no convention center.

Forgive us if we don't hold our breath.

## Notes about newspapers



Kevin Wilson

**NEWSPAPER TOPICS TIMES THREE:**

**TOPIC ONE:** They announced the Pulitzer Prize winners last week and, once again, I wasn't on the list. I have an idea it's because I haven't been nominated. — Edna Buchanan of the *Miami Herald* won for general reporting. I'm proud to say I knew who she was — a startlingly astute police reporter — before the awards were announced. It wasn't by virtue of great connections within the business or anything, though. Someone just happened to see a story about her in *The New Yorker* and pass it along to me. I finished reading it at least two weeks before she hit it big — in other words, I'm qualified to claim to be an admirer from "the days before her Pulitzer."

You'll have to look up Calvin Trillin's piece on Buchanan if you expect to be hip on this topic — either that or wait for the *Newsweek/Time/People/Us/Life* crowd to overdo it and thereby render her unhip. Suffice it to say that she specializes in snappy leads (that's the first few paragraphs of a news story, for those somehow unacquainted with newspaper lingo) and "Ohmigodosh Martha, did you read this?" stories. Mostly murders, mostly grisly, and mostly man, seeing as how she works in Miami that is both more mundane and more drug-infested than the one patrolled by that TV guy with the slicked-back hair and the fake Ferrari.

For a time, it seems, there were nearly as many murders in Miami as you might guess by watching television on a Friday night. Which might prompt sour-grapes types to complain that they could have won a Pulitzer too, if only Northville/Novi would suffer a serious cocaine-trade crime spree followed by an entertaining and informative write-up on the local

**TOPIC TWO:** Since you asked, my opinion of the Detroit News and Free Press proposal to form a Joint Operating Agreement (JOA) is outrage. Two of America's largest newspaper publishing groups are proposing collusion in the country's sixth-largest city and it looks like the U.S. Justice Department is going to let them get away with it on grounds that one of the papers is "failing."

Failing is when you try to make money but can't. What those two have been up to for a decade or more has nothing to do with making money — they've been preying on each other. Assuming that only one paper can survive and determined to make sure theirs' is the one, they've been overspending and underpricing in drastic attempts to kill the enemy. How they break out of that cycle, I don't know, but I do know someone ought to try running a profitable newspaper in Detroit before they go running off to the government seeking its blessing for a gross violation of the anti-trust statutes.

**TOPIC THREE:** The Supreme Court ruled Monday that the burden of proof in a libel case falls to the plaintiff. In plain English, that means if I call you a liar in print, and you sue me, you have to prove you're not a liar (and therefore I am one). Until Monday's 5-4 vote of the court, I had to prove you were a liar (and that I wasn't).

Of course, charging me with libel amounts to calling me a liar, so if you published that charge, I could sue you. But, lucky you, I'd have to prove... you get the drift. The point is, the right of a free press belongs not to the press, but to the people. And everyone is to be presumed innocent until proven guilty. Even those rascally reporters.

## Images

By Jerry Zolynsky



Family ties

## Large sale drops fast

The salesman must have been drooling. We had jugged out to Southfield to pick up a few things at the Total Runner. And after making our purchases decided to stop in at the American Exercise & Gym Equipment Company, a store that deals almost exclusively in weight-training equipment... bar bells, rowing machines, Nautilus machines, etc.

The store has a great selection, and it's hard not to want to try some of the more exotic-looking paraphernalia.

They had a big, ugly machine designed to work specifically on the abdominal muscles... something I need a great deal. The literature attached to it promised that five minutes a day on the machine would do more good for the old abdominals than several hundred sit-ups.

But what really caught my eye was a beautiful, seven-station, mini-Nautilus apparatus.

"This is great," I said after looking it over. I was particularly happy about a station called "the butterfly," which consisted of two big pads about shoulder level which you pull together in front of you with the forearms to work the biceps. It's the same exercise that Rachel McLish does on the Vic Tanny television commercials.

I tried it. My wife tried it. And we both agreed that we had a better understanding of why Rachel McLish looks as good as she does.

There were other stations, too. Sit-ups, bench presses, lateral pull-downs. Just a great piece of equipment.

"How much does it cost?" I asked the salesman.

"\$3,400," he replied.

"I'm sure you'd be nice," I said, no doubt causing the salesman to begin perspiring in anticipation of a big sale. But then reason and the memories of a dust-gathering \$250 rowing machine standing idle in the bathroom helped me regain control of myself.

"I think I'll just take that exercise wheel and a pair of weight gloves," I said finally.

"Yes, sir," said the salesman. "That will be \$21.95."

## 'Comments not out of context'

### Letters

To the Editor:

Mr. Kriewall, Novi city manager, has expressed concern that his comments were taken out of context. This letter is to clarify the context in which his comments were made. The following quotation is from the Novi Business Expo supplement of *The Novi News*, March 5, 1986, and discusses the city's aids to developers:

"The handbook is thick, but there's no need to read it entirely. The sections pertinent to your project are easily identified and presented as simple as possible. In addition, the City of Novi employs fulltime community development personnel and administrators who can make suggestions and help you find answers to questions about any aspect of zoning in the city that may not be clear. You may be surprised at what you'll find out from them."

"Sometimes I'm afraid a developer will look at our zoning ordinances and see some regulation or something that would prevent them from doing his project the way he envisions it, but those guidelines aren't really hard and fast."

Mr. Kriewall, you are talking about our Zoning Ordinances, and your perception of our Zoning Ordinances is that they are guidelines and aren't really hard and fast.

This is certainly not the proper attitude that the city manager, who is responsible for the enforcement of the ordinances, to have toward those ordinances and to publicly express in a Novi Business Expo edition. It is no wonder that developers feel that they can do what they want in Novi.

Nancy Janik

### Getting through

To the Editor:

I am pleased that Novi City Manager Edward Kriewall responded to my previous Letter to the Editor as I find it encouraging that my letters are reaching people.

I am a firm believer in "saying what you mean and meaning what you say" and, in my opinion, Mr. Kriewall's original statements that I previously quoted were left open to

### City of Novi Notice of Enactment Ordinance No. 86-123

NOTICE IS HEREBY GIVEN that the City Council has adopted Ordinance No. 86-123, an ordinance to regulate the naming of streets so as to provide for the clear identification of streets and prevent confusion as to street names within the City; to provide for the assigning of street addresses to buildings, lots and other property; to require identification signs at certain entranceways of places of business; to require the maintenance of lighting at rear entranceways of places of business; to require the posting of addresses at residential structures, multiple residential structures, and to provide penalties for the violation of this Ordinance.

The provisions of this Ordinance become effective fifteen (15) days after adoption. The Ordinance was adopted on April 21, 1986, and the effective date is May 6, 1986. A copy of the Ordinance is available for public use and inspection at the office of the City Clerk between the hours of 8:00 a.m. to 5:00 p.m., local time.

GERALDINE STIPP  
CITY CLERK  
(4-23-86 NR, NN)

### City of Novi Notice of Enactment Ordinance No. 86-95-01

NOTICE IS HEREBY GIVEN that the City Council has enacted Ordinance No. 86-95-01, an ordinance to prevent, reduce and eliminate the dumping or depositing of garbage, litter, debris, or waste material at construction sites, buildings under construction and areas adjacent thereto; to prevent, reduce and eliminate the dumping or depositing of debris, dust, sand or mud on streets; to provide for the removal of same; to provide for the enforcement of this ordinance; to provide penalties for the violation of this Ordinance; and to repeal Ordinance No. 86-95, the City of Novi Debris Ordinance.

The provisions of this ordinance become effective ten (10) days after its adoption. The Ordinance was adopted on April 21, 1986, and the effective date is May 1st.

A complete copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

GERALDINE STIPP  
CITY CLERK  
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### James Wahl summed it up when he stated that in some ways Novi is behaving like a city of 400,000 to 500,000.

There has always been a big distinction between big cities and suburbs, and I believe that is exactly as it should be. When that gap begins and continues narrowing I think that eventually there may no longer be much of a separation.

Although there is not a right or wrong way to live, people do have a right to choose the lifestyle that they prefer, and big cities and suburbs have always provided two distinct atmospheres accordingly — I believe that is what America is all about.

In a recent Novi News article a real estate agent stated that future home buyers are attracted to a country atmosphere and small town charm of the Novi/Northville area.

Novi will then accommodate a developer's "creative" project that does not fit around our existing ordinances by making "creative changes" to these ordinances?

If that is the case, then call it what you will but I believe that any such action that weakens our existing laws is not reassuring. Laws are enacted for protection and stability, and if they are constantly amended or rewritten with less constraints they are weakened and provide less and less protection and stability.

I agree that everyone is entitled to their "own" opinion and I find it interesting and encouraging that I have been hearing from other Novi residents who share my opinions and philosophy.

Although the majority of Novi city officials believe that Novi is on the right track, I and other Novi residents believe that Novi may very well be headed for a derailment.

Laura J. Lorenzo

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## Cable station airs nuclear info film

"Nuclear armament" will be the title of a special 90-minute segment on Channel 12 on Monday, April 28. Channel 12 is the community access branch of the Metro/Vison system, serving Novi, Farmington and Farmington Hills.

The segment will begin with the showing of a film entitled "No Frames — No Boundaries" at 6:30 p.m. and be followed by an hour-long, live call-in Community Update program at 7 p.m.

"No Frames — No Boundaries" is a visually stimulating peace film, offering a broad perspective on the issue of nuclear armaments.

The film, produced by Beyond War, a California-based peace organization, suggests that artificial boundaries between cultures are ripe for reconsideration and attempts to help people understand the complexity of nuclear war.

## City: 'No thanks' for parkland gift

"Thanks, but no thanks," was how Mayor Patricia Karevich summed up the city's response to P.S.I. Hydraulics' offer to donate 15 acres of their property near Ten Mile and Novi Road for use as a community park.

While the configuration, acreage and free price of the park were much to city officials' liking, the site is one identified by environmental officials as containing some amounts of harmful toxic substances.

In my opinion, it is not so much Novi's proximity to Detroit, but the decisions that are being made by the majority of Novi city officials that are dictating Novi's future direction.

Laura J. Lorenzo

liability for any injury or illness caused by the toxic substances.

Even if the city should escape liability for injury, City Attorney David Fried pointed out, "It can cost hundreds of thousands to clean up the site — and the state (DNR) might come in any time and say, 'Clean it up.'"

Community Update will take place before a live audience. Viewers are invited to call 653-0378 to ask questions and share their opinions.

Anyone wishing to be part of the Community Update audience may call 981-5106 for reservations.

While the configuration, acreage and free price of the park were much to city officials' liking, the site is one identified by environmental officials as containing some amounts of harmful toxic substances.

By accepting the property, Council Member Martha Boyer pointed out, the city would also be accepting

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Section B

# GREEN SHEET

Sliger/Livingston East

Want Ads INSIDE

Wednesday, April 23, 1986

## State 'ombudsman' helps business

By JEAN DASH

It's okay to call Valerie Johnson an ombudsman because the assistant ombudsman in the office of the Michigan Business Ombudsman in Lansing considers the term nonexistent — "like human."

She's much more concerned about getting the message out that the office has been created by Gov. James Blanchard to cut through governmental red tape for business people with problems, especially owners of small businesses who don't have funds for lobbyists and lawyers.

Because the agency is partly under the supervision of the governor's office and partly under the Michigan Department of Commerce, she told the Northville Community Chamber of Commerce on Monday that it does have clout with other state agencies as well as access to the governor.

She pointed to the fact that in the two years of its existence the Ombudsman office has logged 2,000 calls on its toll-free 800 line. With a staff of seven plus four part-time college students who are studying law, the office operates under the direction of former legislator Dick Allen. Johnson is his assistant.

Allen is the second person to head the office, succeeding David Haynes, and is the only Republican appointee in the Blanchard administration. Johnson told the chamber that Allen was appointed because Blanchard realizes that business is Republican-oriented and wants the office to be bipartisan.

"Much of our work is negotiating," she told members, "between business and a state agency with the attitude of 'this is how you can do what you want to do' rather than one

"Much of our work is negotiating between business and a state agency with the attitude of 'this is how you can do what you want to do' rather than one of 'you can't do that.'"

— Valerie Johnson, Assistant ombudsman

of 'you can't do that.'"

Johnson said the aim is to do "what we need to do to improve the business climate."

As an example, she cited a complaint received on a requirement of the state treasury that to obtain a sales tax license home-based businesses had to post a \$50 bond. An inquiry resulted in the information that this was being done to ensure that the state could collect the sales tax in event the business couldn't pay.

"We got rid of this requirement in a hurry," she related.

When a small ambulance company run by two relatives found the community it served was receiving a block grant through the Department of Public Health to train local fire fighters in emergency first aid and to purchase an ambulance that could put the company out of business, Johnson continued, the office investigated.

"We found no complaints about the service being provided by the private sector," she related. "We found the basis for the grant was to have fire fighters able to give on-the-scene

emergency care until an ambulance could arrive. Then we worked it out that the grant was given to provide this training so that they could help the private sector."

Johnson also related the experience of a community that had sold a parcel of land to the government for \$1 and then wanted it back as there was a private business buyer for it. Because the Department of Natural Resources had a concern about the structure on the property and the community's ability to have it demolished, the situation was at a standstill, she related.

"So we held a brainstorming session in the office," Johnson said, "and one of the staff who had been in putting information about permits needed into the computer recalled pushing in a \$10 permit required for a fire drill."

The permit was obtained and the building demolished as a fire fighting drill, she concluded, eliminating the

roadblock.

In another situation, Johnson related, a chamber of a city where a prison site was being selected called.

"They said they knew prisons were necessary and were not objecting to having one in the community but did object to the site the Department of Corrections had selected," Johnson reported.

"The site, she said, was across from the community's industrial park. The community was given the opportunity to select a site more remote."

"Again it was a case of negotiating and dealing with a situation that would hurt, or was perceived as one to hurt," Johnson observed.

She confirmed that the need for prisons was one she could endorse from personal experience but did not say that her husband was a state trooper killed last year by a man (who had been convicted of second degree manslaughter) out in the early release program.

The mother of six, ranging in age from 7 to 19, Johnson formerly worked as an industrial agent for the Michigan Department of Commerce visiting Michigan industries on site in an effort to retain and expand jobs. She also had served as a business consultant and permit expert for the Small Business Development Division of the former Office of Economic Development, Michigan Department of Commerce.

She said Monday that the Ombudsman office primarily works with department heads in government in trying to problem solve and "put out brush fires."

For the person setting up business for the first time, the office can tell

Continued on 3



Photo by JERRY ZOLYNSKY

Valerie Johnson helps businesses cut governmental red tape

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## Business Briefs



**JIM AND MARY FRANKFURTH** (above, center and right) are the new owners of Foote Gravelly Tractor on Grand River Avenue in Novi. The Frankfurths have taken over the lawn equipment business from Charlie and Betsy Foote (Charlie Foote is pictured above, left). Foote Gravelly Tractor was started by the Footes 20 years ago. The company was moved to its current location in Novi seven years ago. The Footes will continue to be affiliated with the business. The new owners reside in Milford. Jim Frankfurth served as service manager at Foote Gravelly for six years before becoming owner of the business.

Foote Gravelly offers a complete line of lawn care equipment, including lawn mowers, lawn tractors, rotary tillers, snowblades and snowblowers. In addition to the Gravelly tractor, the dealership carries the Kubota, Ariens, Green Machine and Lawn Boy equipment lines.

**TESS MEE** of South Lyon recently qualified for a five-day, all-expense paid vacation in the Bahamas after being named to Real Estate One's "Council of Excellence."

The "Council of Excellence" is comprised of the top selling agents in the company, all of whom achieved at least \$1.06 million in total listing volume or \$2.12 million in total sales volume during 1985. Mee, who works out of the Brighton office, recorded \$3.2 million in sales.

**THE GOLDEN TEE** in Novi will be giving away a valuable prize every month through August. The Golden Tee is located at 24150 Novi Road at the corner of Novi Road.

Gordon Seiler of Union Lake won the prize for March, a Ram "Coca-Cola" golf bag valued at \$165. The prize for April will be a set of custom irons, men's or women's depending on the winner.

Area golfers may enter the monthly drawing by stopping by The Golden Tee and filling out an entry form.

The Golden Tee is owned and operated by PGA and LPGA professionals who will be happy to assist golfers with club fittings, lessons and club repair. The store carries a fine selection of golf equipment and accessories. For more information call The Golden Tee at 348-6222.

**KENNETH STOCKTON** of Northville has been appointed director of public affairs at Metric Medical Labs of Southfield. He previously held the position of director of public affairs for Wayne Community Living Services. He also has served in several other public relations management positions with the State of Michigan.

Stockton has a bachelor's degree in communications from Boston University and a master's degree in community organization from the University of Michigan. He is a member of local and national organizations which assist handicapped persons.

Metric Medical Labs, located at 21705 Evergreen in Southfield, is an independent medical laboratory which provides diagnostic services for more than 1,500 Michigan health care providers, including physicians, clinics, hospitals and health maintenance organizations. It is the exclusive provider for 42,000 Ford Motor Company employees and their dependents. On July 1, it will become the exclusive provider for approximately 30,000 Chrysler Corporation employees, retirees and dependents.

**MacKINNON'S RESTAURANT** in Northville will be offering roast buffalo sandwiches, French tacos and raspberry sorbet at the kick-off of the 1986 Ethnic Festival season at Hart Plaza in downtown Detroit which begins with the annual Fine Foods Festival, "Taste of Detroit," running from noon Friday, April 25, to 10 p.m. Sunday, April 27.

An assortment of ethnic foods from Greece, Italy, India, Poland and the Orient also will be available. Festival goers will hear popular local bands and see dancers from Wayne State University's Movin' Theatre as well as puppet shows and clowns.

Festival hours are noon to 11 p.m. Friday and Saturday and noon to 10 p.m. Sunday.

**VICKY HERBON** of South Lyon has graduated from the Southeastern Academy in Kissimmee, Florida, and recently joined Dollar Rent-A-Car of Romulus as a rental agent.

Herton has worked toward this goal by training extensively in all areas of the travel industry. In addition to comprehensive travel studies, she met requirements in career and personal development.

**RUSSELL GARDNER** of South Lyon has been named one of Farm Bureau Insurance Group's top agents for 1985. The honor was based on his excellent record of sales and service.

As one of the top agents, Gardner received FBIG's "All-American" award during the company's recent sales convention in Grand Rapids.

He also earned membership into the Executives Club, an honor reserved for the company's top 30 agents and agency managers for their superior insurance sales and service.

Farm Bureau Insurance Group, one of the state's major insurers, has a state-wide force of 450 agents serving 300,000 Michigan policy holders.

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## Here's how to avoid an IRS tax audit

If the thought of an IRS audit strikes terror in your heart, now is the time to address those fears. About one-third of the IRS' budget is directed at auditing returns, and the process has become more sophisticated in recent years. Because computers are being used more frequently to pinpoint problems on returns, fewer audits are performed than in the past. But the returns selected for audits are yielding larger amounts in unpaid taxes.

By taking some precautionary measures now, however, you can lessen the chances of an audit and be better equipped with a defense, according to the Michigan Association of CPAs.

Carelessness triggers some audits. People forget to attach necessary forms, make mathematical errors or don't sign their returns. These returns are automatically flagged for individual review by IRS staff. Anytime that happens, the likelihood of an audit increases.

Explain the unusual. By providing documentation on certain deductions, you may be able to avoid an IRS Discriminant Income Function System (DIF) audit. All returns are scored in the DIF system and the "most profitable to audit" are first to be flagged. Your return can be pulled for closer inspection.

For example, if you take a medical deduction that doesn't jibe with your income picture. At this stage, an examiner may determine if you should be audited. But you may be able to avoid an audit by providing clear documentation of this medical deduction — such as a copy of the hospital bill. You may even want to attach a brief explanation of an excessively high deduction. CPAs say, but don't forget your return unnecessarily.

The IRS targets taxpayers. Some taxpayers get special attention in the IRS examination process. Here is a partial list of those who CPAs say receive special scrutiny: tax shelter investors, persons with tip income and those with self-employment income. These taxpayers need to be certain their returns are prepared meticulously and all of the necessary forms are attached. People with tip income, for instance, should be sure to report their income properly and

have proper documentation to back up their returns.

Some taxpayers receive compliance audits. These audits are purely random, useful to the IRS for the data they develop on prevailing practices of taxpayers. If you are chosen for a Taxpayer Compliance Measurement Program (TCMP) audit, be prepared for an intense review that sometimes spans three sessions with an IRS examiner.

The statistical probability of being selected for a TCMP audit is small: once every three years, 55,000 of the 96 million individual returns filed annually are selected. It is, however, the most thorough kind of audit.

The IRS uses TCMP audits to find out what the average person's tax picture looks like. These findings are used to design the secret DIF formula, used to spot abuses.

How to defend yourself against an audit. Be prepared to prove deductions claimed. While the details of your 1985 return are still fresh in your mind, jot down some notes about the deductions and credits you have taken. Some of these details may be difficult to reconstruct if you

are audited many months later. Typically a year or more passes before the IRS notifies a taxpayer of an audit challenging a return. CPAs recommend you retain documentation of deductions and credits for at least three years after the due date of the return.

That's when the statute of limitations makes you safe from any assessments caused by error. Bear in mind, however, that the statute of limitations for failing to report more than 25 percent of your gross income is six years.

What does it mean? Without a doubt, IRS audit capabilities have expanded and taxpayers need to be able to meet new demands that could be placed on them in case of an audit. Nevertheless, taxpayers should not be intimidated and shortchange themselves. Although the computer-driven audits of 1985 are more effective, CPAs urged you to take all deductions to which you are legally entitled.

If called in for an audit, you can ask a CPA to accompany you or represent you at meetings with IRS examiners.

## Ombudsman helps businesses to cut red tape

Continued from 1

what is required and give time frames. Johnson said her office now sends out all applications for new business requests and, therefore, can check to see what is happening to them.

"Under Governor Blanchard forms have been eliminated that would reach across the Mackinac Bridge and back," Johnson told the members and guests at the

chamber's first in a series of luncheon meetings being planned by executive director Laurie Marrs. Johnson said eliminating unnecessary forms was one goal to cutting red tape.

"When we don't know an answer to a question, we get it," she promised.

After the luncheon program at Genetti's attended by 75 Johnson invited questions — and found she

needed some more answers.

Questioned about what the state considers a "small business," Johnson said there was no specific number but felt that 99 percent of all businesses were in that category.

She also heard objections to the Single Business Tax that one member of the audience said upset his tax "four times when it replaced other taxes" and also noted that the

tax "appears geared to large manufacturers."

Asked why "another bureau" was being created in Lansing, Johnson defended the Ombudsman office as being able to contact other agencies "when they're not talking to each other" and to get them to work together.

Help for small businesses, she concluded, is as close as the telephone. Just dial 1-800-292-2727.

## CPA pamphlet offers hints on credit cards

A brochure offering 25 tips to help consumers decide which credit card is best for them, how to find hidden costs in "no-fee" credit cards and how to avoid card theft is now available from the Michigan Association of CPAs.

The brochure, "Choosing a Credit Card? These 25 Tips May Save You Money," is available at no charge by writing to the Michigan Association of CPAs at P.O. Box 9654, Farmington Hills, Michigan 48031.

The pamphlet is produced by the American Institute of Certified Public Accountants in conjunction with the United States Office of Consumer Affairs, is "Consumers Rate Quality."

To establish a credit history, where to write to get a list of banks offering bank cards with low or no annual fees and how to prevent credit theft. The brochure also explains the difference between credit, travel and debit credit card terms.

The pamphlet is being introduced during National Consumers Week (April 20-26). The week is proclaimed by President Ronald Reagan as a national observance of the role consumers play in the vitality of the American economy. The theme of this year's National Consumers Week, sponsored by the United States Office of Consumer Affairs, is "Consumers Rate Quality."

## Local winners announced in Sliger/Livingston lotto

Betty Jane Conroy of Northville and Vivian Russell of Brighton are this week's winners of "The Lottery Contest," sponsored by Sliger/Livingston Publications and the Michigan State Lottery.

Both will receive 50 instant lottery tickets as their prizes. The contest will continue for two

more weeks. Three winners will be selected next week through a random drawing of entries. Each winner will receive 50 instant lottery tickets.

To play, complete the puzzle contest form appearing in a Green Sheet advertisement and send entries to Sliger/Livingston Publications.

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**ONLY \$12800** per mo.  
Based on 1986 down plus sales tax. Financing \$12,000, 15 years at 9.9%.

**OTHER TROPHY MODELS FROM 14 TO 28 FT. AVAILABLE FOR IMMEDIATE DELIVERY**

Come to Wilson's **COMPLETE BOATING CENTER**

Over 200 Boats Ready for Delivery  
Complete Parts, Service, and Accessory Departments  
On-the-Water Facility for Complete Boat Testing  
We Trade — We Finance — We Deliver

**Wilson Marine**

Open Mon.-Wed.-Thurs.-Fri. 9 a.m. to 5 p.m.  
Tues. 9 a.m. to 5 p.m. 1210 + 6095 W. Grand River - at Lake Chemung Between Brighton and Howell  
PHONE 517/546-3774

**Heather Highland's Golf Club**  
Presents Its **TWO FOR \$24.00 SPECIAL**

Monday, Tuesday, Thursday & Friday before 1:00 p.m. two 18 hole green fees and one power cart on our championship course for only \$24.00!! \$12.00 each.

Holidays not included. Special Good Thru 7-3-86.

**Driving Range Now Open!**  
Ask About Our New RANGE SPECIAL

**Heather Highland's Golf Club**  
11450 E. Holly Rd., Holly at I-75,  
(313) 634-6800

## Wheel Horse Power

**ONLY \$2590**  
With 48" Mower

**FEATURES INCLUDE:**  
12 HP Kohler engine • 8-speed Uni-Drive™ transaxle • No-tool Tach-a-matic™ hitch system • Go™ indicator lights • Head-tail lights • Hourmeter • High-back seat • Padded steering wheel • "Low Oil" light • Structural steel frame • Pinion & sector steering • Greasable spindles

**Model 312-8**

**ONLY \$2749**  
With 48" Mower

**FEATURES INCLUDE:**  
16 HP Kohler engine • 8-Speed Uni-Drive™ transaxle • Voltmeter • Hourmeter • Go™ indicator lights • Sealed beam headlights • Pinion & sector steering • Structural steel frame • Tach-a-matic™ hitch system • Greasable spindles • Cast-iron front axle

**Model 414-8**

**Thesier Equipment Co.**  
28342 Pontiac Trail South Lyon  
One Mile South of I-96 & Kensington Park  
(313) 437-2091  
Livingston County Residents (313) 229-6548

Member of the John Deere's "Millionaires Club"

Map showing location: Brighton, Kensington, Metro Park, I-96, New Hudson, Pontiac Trail, Grand River, I-75, I-96, I-275, South Lyon, 5 Mile Rd, 10 Mile Rd, 11 Mile Rd.

## CURB SERVICE!

**SNAPPER'S PAC-N-SAC WRAPS UP LAWN WORK.**

When you attach the optional Pac-N-Sac to one of SNAPPER'S 21" Hi-Vac™ mowers you've got a lawn machine that's in a class by itself. The Pac-N-Sac can be used with or without a 30 gallon trash bag and holds up to 1/3 more clippings than normal grasscatchers.

The chamber slides out like a drawer enabling you to tie the bag and get from mower to curb in seconds. There's even a signal device to tell you when the container is full.

Other SNAPPER options for shredding leaves and dethatching work even better when combined with the Pac-N-Sac's large capacity and easy emptying. It's available today at your SNAPPER dealer.

**It's a snap with SNAPPER**  
A division of Fuqua Industries

**Snap credit AS LOW AS \$24 MONTHLY**

**TWO YEAR LIMITED WARRANTY**

**Gardiners's**  
45283 Grand River Avenue  
Novi, Michigan 48050  
(313) 348-3393

One local call places a want ad in over 125,465 homes through the following newspapers & Shopping Guides: Northville Record (313)348-3022, Novi News (313)348-3024, South Lyon Herald (313)437-4133, Milford Times (313)685-8705, Brighton Argus (313)227-4436, Pinckney Post Shopping Guide (313)227-4437, Hartland Herald Shopping Guide (313)227-4436, Fowlerville Review Shopping Guide (517)548-2570, Livingston County Press (517)548-2570, Monday Green Sheet

RATES WEDNESDAY GREEN SHEET PLUS 3 ACTION ADS 10 words for \$5.74 Non-Commercial Rate 25¢ Per Word Over 100 words (includes 10¢ per word for insertion of same ad in all editions of the paper) Classified Display Contract Rates

absolutely FREE

All items offered in this "Absolutely Free" column must be exactly that, free of charge. This newspaper makes no charge for these listings, but restricts use to residential. Single Livingston Publications accepts no responsibility for actions between individuals regarding "Absolutely Free" ads. (Non-commercial) Accounts may be placed by placing your "Absolutely Free" ad no later than 5:00 p.m. Friday for next week publication.

001 Absolutely Free ANIMAL Rescue inc. Pats free to good homes. Shots and worming already done. (313)227-9884.

ADORABLE kittens to a good home. 7 weeks old. (313)229-3610.

ADORABLE mixed breed puppies. 1 week. Free/good home. (313)229-3610.

ADORABLE Lhasa Apso/Beagle puppies. 10 weeks. Free/good home. (313)229-3610.

ADORABLE 1 year old, black fluffy female cat. (313)229-3610.

ADORABLE 2 year old, male, black and white male cat. (313)229-3610.

ADORABLE 1 year old, male, black and white male cat. (313)229-3610.

ADORABLE 1 year old, male, black and white male cat. (313)229-3610.

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Table with 2 columns: Category and Price. Includes items like Animals, Automobiles, and Employment.

FOR RENT Apartments, Condos, etc. (313)227-4436

FOR SALE Automobiles, Real Estate, etc. (313)227-4436

HOUSEHOLD Appliances, Furniture, etc. (313)227-4436

PERSONAL Services, Tutoring, etc. (313)227-4436

NOTICES Public Notices, etc. (313)227-4436

SPECIAL NOTICES Real Estate, etc. (313)227-4436

DISC JOCKEY DJ Services, etc. (313)227-4436

PROFESSIONAL Services, etc. (313)227-4436

Sliger/Livingston Publications GREEN SHEET ACTION ADS CLASSIFIED ACTION ADS

010 Special Notices HEART-LITE sound, Professional... (313)227-4436

Introducing... PBI Pontiac Business Institute... (313)227-4436

010 Special Notices SOUTH LYON market place... (313)227-4436

010 Special Notices THE HERBAL Nutrition... (313)227-4436

010 Special Notices THE PHONE MAN... (313)227-4436

010 Special Notices US DJ'S! Entertainment... (313)227-4436

010 Special Notices UNITEC Telephone Services... (313)227-4436

010 Special Notices MARY KAY Cosmetics... (313)227-4436

HARTLAND GENTLEMAN'S FARM Call RANDY MEEK (313) 227-4600

Century 21 Real Estate Inc. AMERICA'S NUMBER ONE TOP SELLER. Call for FREE Market Analysis 349-6800

Whisperwood REAL ESTATE INC. 201 S. Lafayette 437-2056

House of Baum LOT OWNERS LOCK IN GUARANTEED PRICE FOR SPRING START. LOW COST CONSTRUCTION FINANCING

TEN ACRES - SOLAR HEAT Beautiful custom contemporary quad. 3 bedrooms, granite 2 1/2 x 3 1/2 family room with wet bar and fireplace. Call DAN DAVENPORT (313) 227-4800

J.R. Hayner REAL ESTATE 227-5400 - Detroiters 983-1480

James C. Cutler Realty 103-105 Rayson, Northville 349-4030

Carol Mason Realty We've Sold Them But The Buyers Are Still Out There! 344-1800

Metro25 car care centers MILFORD Spartan Tire 304 N. Main 684-5251 HOWELL Budget Tire 222 W. Grand River 517-548-1230

021 Houses MILFORD, 4 Bedroom ranch, 2 1/2 baths, 1st floor laundry, family room with fireplace, central air, garage, 1 acre. \$79,500. (313)227-4600

021 Houses NOVI, 3 bedroom brick ranch, den presently used as fourth bedroom, 1 1/2 baths, private rear yard, paved driveway, 2 car attached garage, 1 acre. \$129,900. (313)227-4600

021 Houses PINCKNEY (1413), Beautiful contemporary A-frame with 2 1/2 baths, fireplace, 2 car attached garage, horse barn with 3 stalls, fenced paddock, deck, 2 acres. \$129,900. (313)227-4600

021 Houses SOUTH LYON, Custom 2 bedroom brick ranch, 2 1/2 baths, large family room with fireplace, central air, garage, 1 acre. \$129,900. (313)227-4600

021 Houses WHITMORE LAKE, 2 bedroom, 1 1/2 baths, fireplace, 2 car attached garage, horse barn with 3 stalls, fenced paddock, deck, 2 acres. \$129,900. (313)227-4600

021 Houses HAMBURG, Rush Lake, Great location, Nice 2 bedroom, small den, 1 1/2 baths, fireplace, 2 car attached garage, horse barn with 3 stalls, fenced paddock, deck, 2 acres. \$129,900. (313)227-4600

021 Houses LOBDELL Lakeland, On private scenic 4 plus acres, 2 bedroom ranch, Florida room, fireplace, 2 car garage, 2 1/2 baths, 1 1/2 car extra. \$129,900. (313)227-4600

021 Houses PINCKNEY, White lodge, Cordley Lake and canal to the chain of lakes, 3 bedrooms, 2 1/2 baths, 1 1/2 car extra. \$129,900. (313)227-4600

021 Houses SOUTH LYON, Custom 2 bedroom brick ranch, 2 1/2 baths, large family room with fireplace, central air, garage, 1 acre. \$129,900. (313)227-4600

021 Houses WHITMORE LAKE, 2 bedroom, 1 1/2 baths, fireplace, 2 car attached garage, horse barn with 3 stalls, fenced paddock, deck, 2 acres. \$129,900. (313)227-4600

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240 Automobiles 240 Automobiles

CHEVROLET Impala, 1976, V-8, air, cruise, tilt, Sharp, \$3,700. (313)227-5879.

1977 Cougar XR7, full power, excellent condition, \$1,450 or best. (517)546-5945.

1983 Oldsmobile Supreme, 2 door, air, tilt, am/fm, 30,000 miles. \$2,200. (313)227-5879.

1985 Caprice, Brown, loaded, 1983 Celebrity. Steering brakes, air, V-8 automatic, top. \$4,995. (313)248-5249.

1978 Chevrolet Malibu Classic, V-8, 305, power steering, power brakes, Very good condition. New tires. \$1,200 or best. (313)887-1986.

1985 CAMARO V-6 multi-port fuel injected engine, tilt, cruise, am/fm stereo, 11,000 miles. \$2,200 or best offer. (517)546-2708 after 4 p.m.

1983 Chevrolet Estate Wagon, 4 door, low mileage, trailer towing package. One owner. \$1,375. (517)548-5228.

1982 Chevrolet 4 door, speed, am/fm, 47,000 miles. \$2,200. (313)248-5245, (313)994-0265.

1984 Chevy Cavalier station wagon, low mileage. Load up. Air conditioning. \$3,300. (313)248-3648.

1984 Escort station wagon, Purple Well cared for, low miles. \$1,800. (313)227-5879.

ESCORTE, 1982 Nice Over 10,000 miles left on transferable Ford warranty. \$2,250. (313)229-5279.

1986 Ford Tempo 4 door, undercoat package, 5 speed, air, cruise, stereo, low miles. Paid \$9,200. Will sacrifice for \$6,995 or best offer. (517)548-8174.

1981 Escort GL 4-speed, air, \$4,900. (517)546-0283 after 5 p.m.

1984 Escort diesel 2 door, cruise, am/fm stereo cassette, 47 mpg. Great commuter car! \$3,995. (517)223-7198 after 5 p.m.

1981 Eagle 4x4 wagon, 6 cylinder, automatic, power steering/brakes, cruise, air, 49,000 miles. Excellent condition. New brakes, tires. \$4,500 or best offer. (517)548-2224.

1984 Escort L 4 speed, 4 door hatchback, \$4,100. (313)227-5879.

1981 ESCORTE Wagon, AM/FM, air, manual, 1900, New parts. (313)223-9331.

1982 Eagle 4x4 automatic, rear defog, am/fm cassette, \$3,900. (313)227-5879.

1981 Escort with 1600 motor, \$1,700. (517)548-9580 after 5 p.m.

1982 Escort 4 door, alloy wheels, rear defog. Evening. (313)685-1716.

1983 Ford Van E100 XLT and semi-custom interior. \$4,500. (313)274-6432.

1978 Fairmont wagon, 6 cylinder automatic, am/fm, 87,000 miles. Real clean just like new. \$1,895. (313)878-3224, (313)878-6487.

2 F150s for parts. 1978 has good body. 1975 has new engine and tires. \$600 each. (313)473-9363 after 5.

1984 Grand Marquis LS, 4 Door, 32,000 miles, loaded. 1 owner. \$9,295. (517)223-9516.

1983 Grand Marquis LS, 2 door, all options, 34,000 miles, excellent condition. \$7,100. (313)248-2626.

1985 Honda Accord LX 4 door, air, am/fm cassette, other extras. Must sell. (313)665-2251.

1983 Honda Civic FE 5 speed, hatchback, excellent condition, lifetime rustproof warranty, new tires, stereo. \$4,100. (517)548-1218.

1981 Horizon, 43 mpg. \$2,000. (517)223-3333.

1980 Honda Civic 3 Door, 5 speed, good condition. \$2,100. (313)248-2626.

1982 Horizon, 2.2, Automatic, \$2,300 or best. After 5 p.m. (313)231-9038.

IMPALA 1984 4 Door, V-6, automatic, air, power steering, power brakes, rear defogger. \$3,300/best. \$2,900. (313)887-1986.

1979 Impala: Body excellent condition. Engine needs work. Power steering, brakes, air. \$1,200. After 6:30 p.m. (517)548-3365.

1985 Jeep CJ-7 Renegade, Garnet metallic paint and interior. 6 cylinder, stereo/cassette. Perfect. \$9,200. (313)227-4861 evenings and weekends.

1982 LN7 Excellent condition, fully loaded. Sports package. 33,000 miles. (313)227-2778.

1978 LaSalle: Elderly ladies car, new engine and brakes. \$2,500. (517)223-9050.

1977 Lincoln Towne Car: Excellent condition. New exhaust. \$2,200. (517)221-4472.

1983 Lincoln Towne Car: Signature series. Mini condition. Loaded. Low mileage. (313)227-2778.

1979 Lincoln Versailles: Loaded! Excellent condition. \$4,500 or best offer. (517)548-1873 after 5 p.m.

## GRADUATES:

# BLACKWELL FORD HAS YOUR PRE-APPROVED CREDIT FROM FORD CREDIT

### PLUS \$400 TOWARD THE PURCHASE OF A NEW FORD

**It's Easy To Qualify**

- You must receive at least a bachelor's degree or a state RN license between October 1, 1985 and September 30, 1986.
- You must have verifiable employment that begins within 120 days of your qualifying vehicle purchase at a salary sufficient to cover ordinary living expenses and your vehicle payment.
- Your credit record, if you have one, must indicate payment made as agreed.

**THESE VEHICLES ARE INCLUDED IN THE PLAN:**

FORD: ESCORT, TEMPO, MUSTANG, THUNDERBIRD, FORD

TRUCKS: AEROSTAR, BRONCO II, RANGER, F-150, F-250

The amount of your pre-approved credit is determined by the qualifying vehicle you buy, and you are eligible for the \$400 directly from Ford even if you don't finance your purchase. Make your best deal and you can use the \$400 toward your down payment or get a check from Ford after the purchase or lease.

Hurry, if a vehicle is not in dealer stock it may be ordered by June 1, 1986, and delivery of all vehicles must be taken by August 31, 1986. See Blackwell Ford for complete program details.

**WE WANT TO BE YOUR NEW CAR DEALER!**  
**OVER 250 NEW CARS & TRUCKS IN STOCK**

*When you're thinking Ford*  
**Blackwell**  
453-1100  
41001 PLYMOUTH RD., PLYMOUTH

**SHOWROOM OPEN 'TIL 9:00 MONDAY & THURSDAY**

If Long Distance call 261-7025

**DON'T WAIT UNTIL MONDAY!**

You can place your ad any day of the week. Office hours are 9:30 a.m. to 5:00 p.m. Monday - Friday. Our phone room salespeople will be happy to help you.

(313)227-4348  
(313)248-3022  
(313)248-3032  
(313)248-2972  
(313)248-4705  
(313)247-4133

1982 DODGE 024 4 speed with cruise, rear defog, am/fm stereo, \$2,000 negotiable. (517)546-7462 will consider \$2000 and take over payments.

1983 Ford Van E100 XLT and semi-custom interior. \$4,500. (313)274-6432.

1978 Fairmont wagon, 6 cylinder automatic, am/fm, 87,000 miles. Real clean just like new. \$1,895. (313)878-3224, (313)878-6487.

2 F150s for parts. 1978 has good body. 1975 has new engine and tires. \$600 each. (313)473-9363 after 5.

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1983 Grand Marquis LS, 2 door, all options, 34,000 miles, excellent condition. \$7,100. (313)248-2626.

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1980 Honda Civic 3 Door, 5 speed, good condition. \$2,100. (313)248-2626.

1982 Horizon, 2.2, Automatic, \$2,300 or best. After 5 p.m. (313)231-9038.

CIRCULATION LIVINGSTON COUNTY MI 517-546-4809

## CARS • WAGONS • TRUCKS

|  |  |   |   |
|--|--|---|---|
| <b>'82 Corvette</b><br>T-tops, loaded<br><b>\$6,995</b>  | <b>'83 Capri Estate Wagon</b><br>3 seats<br><b>\$11,995</b>  | <b>'84 Chev. Conversion Van</b><br>Low Miles<br><b>\$11,995</b> | <b>1984 Beauville</b><br>8pass., like new<br><b>\$11,495</b>  |
| <b>'85 Monty SS</b><br>Loaded & sharp<br><b>\$10,995</b> | <b>'84 Cavalier</b><br>Wagon, auto.<br><b>\$5,995</b>        | <b>'85 S-10 Blazer</b><br>Black, auto., 4X4<br><b>\$10,495</b>  | <b>'83 Conv. Van</b><br>Cozy Craft<br><b>\$10,595</b>         |
| <b>'82 Celebrity</b><br>Auto., air<br><b>\$4,295</b>     | <b>'82 Malibu Estate Wagon</b><br>Sharpie!<br><b>\$4,695</b> | <b>'81 Suburban</b><br>This Week's Special<br><b>\$4,995</b>    | <b>'82 Ford</b><br>Courier Pickup, sharpie.<br><b>\$3,495</b> |

**Dick Morris**  
CHEVROLET  
"Your Favorite Metro Chevrolet Dealer"  
2199 Haggerty • Walled Lake

**624-4500** MON. AND THURS. TIL 9 P.M.  
TUES., WED., FRI. TIL 6 P.M.

# SAVE YOUR MONEY, TAKE YOUR CHOICE!

## Over 250 cars available

### NOW GET 6.9% to 9.9% A.P.R.

Depending on Term  
**Buy or Lease From WALDECKER!**

|   |   |
|---|---|
| <b>\$8999</b> or <b>\$164<sup>91</sup></b> per mo.<br><br><b>Fiero</b> Was \$9880<br>No. 255, 48 month lease. \$175 refundable security deposit due at delivery. 48 monthly payments of \$164.91 totaling \$7915.68 closed end lease with no further liability to customer.      | <b>\$8395</b> or <b>\$139<sup>00</sup></b> per mo.<br><br><b>Skyhawk</b> Was \$9117<br>No. 187, 48 month lease. \$150 refundable security deposit due at delivery. 48 monthly payments of \$139.00 closed end lease with no further liability to customer.                             |
| <b>\$5999</b> or <b>\$114<sup>41</sup></b> per mo.<br><br><b>1000</b> Was \$6299<br>No. 221, 36 month lease. \$125 refundable security deposit due at delivery. 36 monthly payments of \$114.41 totaling \$4118.76 closed end lease with no further liability to customer.       | <b>\$11,695</b> or <b>\$198<sup>64</sup></b> per mo.<br><br><b>Regal</b> Was \$13,076<br>No. 613, 48 month lease. \$225 refundable security deposit due at delivery. 48 monthly payments of \$198.64 totaling \$8534.72 closed end lease with no further liability to customer.        |
| <b>\$10,499</b> or <b>\$179<sup>94</sup></b> per mo.<br><br><b>6000</b> Was \$11,812<br>No. 469, 48 month lease. \$200 refundable security deposit due at delivery. 48 monthly payments of \$179.94 totaling \$8627.12 closed end lease with no further liability to customer.   | <b>\$10,999</b> or <b>\$199<sup>62</sup></b> per mo.<br><br><b>Parisienne</b> Was \$13,233<br>No. 541, 48 month lease. \$225 refundable security deposit due at delivery. 48 monthly payments of \$199.62 totaling \$9581.76 closed end lease with no further liability to customer.   |
| <b>\$9995</b> or <b>\$171<sup>95</sup></b> per mo.<br><br><b>Somerset</b> Was \$10,937<br>No. 626, 48 month lease. \$200 refundable security deposit due at delivery. 48 monthly payments of \$171.95 totaling \$8263.04 closed end lease with no further liability to customer. | <b>\$16,492</b> or <b>\$289<sup>89</sup></b> per mo.<br><br><b>Park Avenue</b> Was \$18,594<br>No. 99, 48 month lease. \$225 refundable security deposit due at delivery. 48 monthly payments of \$289.89 totaling \$13,914.72 closed end lease with no further liability to customer. |

# WALDECKER

## PONTIAC • BUICK

7885 W. GRAND RIVER • BRIGHTON MI • 227-1761

# This one's for the WORKING MAN

## \$49<sup>00</sup> OVER DEALER INVOICE

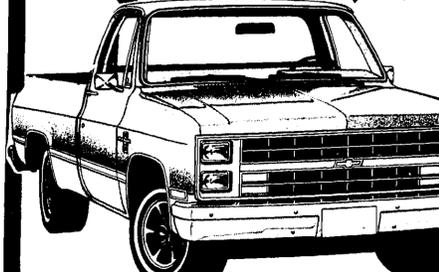
on any light duty truck in stock. This sale must end on Saturday, April 26.



**CHEVY C-20 WORK VAN**  
1/2 ton, V-6, automatic, tinted glass, power steering & brakes, gauge package, heavy duty springs.  
M.S.R.P. \$11,275  
SALE PRICE **\$9,826** **SAVE \$1448**



**CHEVY C-10 PICKUP**  
Tinted glass, dome lamp, power steering & brakes, 305 V-8, painted step bumper, gauge package, cloth bench.  
M.S.R.P. \$10,364  
SALE PRICE **\$9,040**



**CHEVY S-10 PICKUP**  
1,000 pound pay load package, power steering, cloth interior.  
M.S.R.P. \$10,364  
SALE PRICE **\$7,250**



**CHEVY S-10 PICKUP**  
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Clear coat paint, speed control, TRX wheels, sport bucket seats, blackout treatment, performance suspension, 5 spd. trans., AM/FM cassette, full console, leather wrapped, 2.3 HSO High Output, TRX tires

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1978 Mercury Zephyr 4 door, air, am/fm stereo, automatic power steering/brakes, 47,000 miles. Many new parts. (313)265-9100 after 5 p.m.

1974 Monte Carlo, 350 4 barrel, hooders, dual exhaust, undercoated. No rust! \$1,500 or best offer. (313)231-2172

1983 Mercury Topaz 5 speed, air, cruise, 4 doors, am/fm cassette, 25,000 miles. \$6,800. (517)548-4279 after 5 p.m.

1980 Mazda GLC Sport 5 speed, am/fm, new tires, great gas mileage. (517)548-4278 after 5 p.m.

1978 Monte Carlo, Texas car, no rust. \$2,000. (517)548-9499 after 5 p.m.

1975 MGB convertible, red, body good shape, needs minor electrical repair. (313)287-2822

1985 Mercury Grand Marquis, loaded, minor repairs. \$1,800. 1983 Mercury Cougar, 6 cylinder, loaded. \$6,500. (313)231-3768 after 5 p.m.

MUSTANG 1979 hatchback, 6 automatic, power steering and brakes, am/fm. \$2,200 or best. (313)287-2822

1984 1/2 Mustang, Very good condition, 11,200 or best offer. Serious offers only.

ISSAN 2200 white, 1985 5yr/50,000 mile warranty, Low Mileage. Shown by appointment only. Call after 6 (517)548-4127.

NEW Yorker, 1982, Fifth Avenue, Loaded, leather, \$6,900, Toronto, 1984, Loaded, leather, 41,000 miles. 28.70. Sell one or the other. (313)229-2277

1980 OMNI 024, power steering, runs great, no rust. (313)437-8870

1974 Olds Cutlass Supreme, Air, stereo, automatic, rice car. \$2,100 or best offer. (313)229-8121

1978 Olds Cutlass Supreme, 2 door, many extras, \$3,000. (313)227-3282

1980 Olds Cutlass Supreme, 2 door, many extras, \$3,000. (313)227-3282

1982 Olds 88 Royale, 1982, Exceptionally clean with extras. (313)249-2945

1985 Olds GLH 5 speed, 26,000 Miles, perfect condition, transferable service warranty, \$7,000. (517)227-5528 after 6 p.m.

1980 Olds Cutlass Supreme, 2 door, many extras, \$3,000. (313)227-3282

1982 Olds 88 Royale, All wheel drive, new tires. \$3,500. (313)285-2822

1985 Olds Supreme Cutlass, Power steering, power brakes, tilt, am/fm cassette with equalizer, Air, aluminum wheels, etc. (517)548-1262

1984 Pontiac J2000 Sunbird, Power steering, brakes, automatic, air, am/fm stereo cassette. Custom interior, and exterior trim package. 24,000 miles. \$1,100. Call (313)348-9156.

1981 Plymouth Reliant, 4 cylinder, automatic, low miles. \$3,000. Must see! (313)229-8411

1985 Pontiac Trans Am, Loaded! \$11,500. Must see! (313)632-7208

1984 Pontiac Parisienne, Perfect shape, low miles. Pay balance on loan. (517)548-2300. (517)548-7650. Bob.

1979 Plymouth Volare wagon, \$1,200 or best offer. (517)548-9465

1985 Pontiac Fiero SE, Silver, most options, 12,000 miles. (313)227-7571

1982 Pontiac Phoenix Automatic, air, cruise, tilt, excellent condition. (313)348-4654

1980 Pontiac Phoenix, Loaded, low miles, good condition. \$1,800. (313)348-5273

1978 Pontiac wagon, Loaded, \$2,500. (313)478-7521

1982 Plymouth Reliant wagon, Automatic, power steering and brakes, air, am/fm cassette. (313)348-0149

1983 Pontiac 2000, 4 speed, am radio, luggage rack. \$3,900. (313)227-3282

1980 Prio 2 door Hatchback, Looks and runs great. \$1,595. (517)548-4755

1981 Plymouth Horizon 4 cylinder, 35 mpg, am/fm tape, undercoated, low mileage, excellent condition. Must sell! Call (313)437-3278

1982 Olds Star, Excellent condition. Loaded. Must sell. \$3,800. (517)548-5122. Paul.

1982 Toyota Tercel, 4 door, new brakes, tires, sunroof, front wheel drive. Excellent condition! \$4,900 or best offer. Must sell! Call (313)437-3278

1979 TC-3, Looks good, new engine. \$1,300. (313)229-5090 after 6 p.m.

1979 Trans Am, Automatic, power steering and brakes, new am/fm stereo cassette. (313)229-1242

1984 Topaz LS, Loaded, excellent. \$2,500 or best. After 5 p.m. (313)425-2611. Pleasant Valley/Spencer Road area.

1984 Trans Am, Fully loaded, must sell. \$9,500 or best offer. (313)437-0774

1978 Thunderbird Air, power, sunroof, good condition. (517)548-2387

1980 Chevettes, his and hers, very good condition. (517)548-2387

1979 VW Dasher station wagon, Silver, 4 speed, stereo, no rust. Good second car for family. \$1,100. (517)548-1946

1979 TRANS AM Very good condition. Many extras. 6.6 liter. (517)548-1240

VOLKSWAGEN Dasher wagon 1980 Low miles, runs and looks great. No rust. Lots of extras. \$1,800. (313)878-6141

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| '80 Fiesta<br><b>\$1399</b>         | '84 F-250 Cargo Van<br><b>\$8499</b> |
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| Milford           | (313) 885-8705 |
| Northville        | (313) 348-3024 |
| Novi              | (313) 227-4437 |
| Pinckney          | (313) 227-4437 |
| South Lyon        | (313) 437-4133 |

Don't wait for the last minute on this great advertising medium. Our phones get busier as the deadlines get nearer so it helps if you call early. The deadline for the Monday Green Sheet is noon Friday. Don't get your toes stepped on. Call Siger-Livingston. We're a real 'class act'.



**Siger/Livingston Publications, Inc.**



# Novi 4-H presents annual talent show Saturday

By JEANNE CLARKE  
special writer

The Novi 4-H Club will present its annual talent show at Faith Community United Presbyterian Church this Saturday, April 26, from 8:30 p.m. Tickets are priced at 50 cents plus a proceeds being used to fund 4-H activities.

Members of the 4-H Club will perform individually and as groups during the show which will include a special appearance of the Novi 4-H Jug Band.

Those who attend also will be able to view various 4-H projects made by members of the local club. Activities also will include a raffle, and refreshments will be served.

**COMMUNITY ED:** The Novi Community Education Department is accepting registrations this week for its Spring '86 classes. Today (Wednesday) is the last day for resident-only registrations. Registration will be opened to non-residents on Thursday and Friday of this week.

Senior citizens who are 60 years old, retired and Novi residents are eligible for up to 30 percent discount on certain Community Education classes. Seniors may attend other classes at no charge except for the cost of materials.

New classes in the Spring '86 brochure include general astronomy for K-4 graders, bridge/bidding logic, calligraphy, computers and basic gardening. Other classes include Investment Planning for Retirement, Genealogy for Beginners and "Uniquely Yours."

More information about Community Ed courses is available at 348-1200.

## Novi Highlights

**CANCER SOCIETY:** Carol Ann Donnelly is chairperson of the American Cancer Society's annual door-to-door residential canvass in Novi. The canvass allows the society to distribute lifesaving information about cancer in addition to collecting funds for research, education and service programs.

Theme of this year's canvass is "Eating to Live: What Foods May Help You Reduce Your Cancer Risk." Canvassers will be handing out pamphlets about cancer and proper diets.

District chairpersons in Novi are Lynn Bischof, June Guy, Kathy Dinsler, Patricia Gilbert, Nancy McKague, Jo Ann O'Brien, Gretchen Pugsley and Barbara Archer. Each district chairperson will be in charge of a team of door-to-door canvassers. Contribution envelopes also are available at the Novi Public Library.

Anyone who would like to make a donation or assist with the canvass can call Donnelly at 349-8837.

**GIRL SCOUTS:** The Novi Girl Scouts have made plans to participate in this year's Memorial Day parade. Leaders needing more information about plans may call 349-1976.

The May leaders meeting has been cancelled, and leaders will not meet again until June 12 at 7:30 p.m. Leaders are reminded that a First Aid course will be offered at

American Red Cross offices in Livonia on April 28-30. More information is available at 174-5450 or from Jill Stretch at 349-8786.

Junior Troop 1849 led by Judy Armstrong recently visited Uplands Hills Farm to earn their "Textiles and Fabrics" merit badge. The troop also had sewing lessons at the Novi Bowl and toured the Novi Hilton. Upcoming plans include a campout featuring outdoor cooking skills at Camp Dearborn in June.

Brownie Troop 325 led by Cheryl Miller and Debbie Bross has learned about making maple syrup, gone rollerskating at the Bonaventure and taken a tour of Pontiac General Hospital where they took get-well cards to patients. The troop is planning to attend the Detroit Youth Theatre to celebrate the birthday of the State of Liberty.

**NOVI CONGREGATIONAL:** The Meadowbrook Congregational Church's Pulpit Committee is continuing its search for a minister to replace Dr. Robin Meyers who resigned last September.

Wayne State University Professor Ray Ferguson has resigned from Dushnell Congregational in Southfield and will continue to serve as Minister of Music at the Meadowbrook Congregational Church. The Outreach Committee has been

hard at work trying to reach new residents during the last two months. They will be distributing flyers throughout the Crosswinds Condominiums and Carriage Hills subdivision this month with the goal of reaching over 4,000 homes in surrounding neighborhoods. Attendance on Easter Sunday this year was 234—86 more than the 155 who attended on Easter last year.

The Meadowbrook Men's Fellowship group has been reorganized with Bill Ahrens as president. Other officers are Douglas Browne, vice president; Dave Crockett, secretary; and Jim Browne, treasurer. The group meets the second Thursday of each month at 7:30 p.m. The men will hold a car wash in the church parking lot on Saturday, May 17, from 9:30 a.m. to 2:30 p.m.

The Women's Service Club has donated \$50 to the Farmington Hills chapter of the Salvation Army. The ladies also are compiling a Meadowbrook Congregational cookbook to be published in time for the Christmas '86 bazaar. The women's group will hold a friendship tea at the church on May 16 at 7:30 p.m. for anyone interested in more information about membership.

**NOVI METHODIST:** Members of the Novi United Methodist Church are asked to bring a can of food to a special Mission Festival that will be held following the 10:30 a.m. worship service on Sunday, May 4. The food will be donated to the North American Indian Association of Detroit.

A TLC (The Linking Connection) group has been formed with Edie

Scovill serving as membership secretary. The purpose of the group is to introduce new members and provide a quarterly reception for new members of the congregation.

Candice Liscomb of Troy, who has just returned from Zaire, was the special speaker when the United Methodist Women met at Doris Richter's home recently. The women also made plans to attend the Ann Arbor district meeting which will have the theme of "A Day Apart" at Stony Creek Methodist Church.

The ladies are saving "tea tags" for the Methodist Home in Chelsea and collecting "community support points" from Bill Knapp's restaurant for the Methodist Children's Home. Anyone who can help is asked to drop the "points" off at the church office.

Diane Grose, Georgia Kirby and Dyanne Martin were selected to represent Novi Methodist at the Ann Arbor District Committee on Laity that will meet April 28 at Eastern Michigan University. Other nominees were Russell Butner, Dorothy Cary, Harriet Hull, Edie Scovill, Lou Scovill, Signa Mitchell, John Christmas and Ruth Ann Zimmer.

**VFW AUXILIARY:** The Novi VFW Post Auxiliary will hold election of new officers at its May 13 meeting. Loreta Olsen, chairperson of the nominating committee, has presented a slate of nominees. Members are reminded that President Cheryl is wishing to have news for a second term as her husband has been transferred to Utah.

The auxiliary has received verification of its application to sponsor a National President's Scholarship for a local student wishing to attend the University of Michigan. The scholarship is for children of veterans.

The auxiliary also voted to donate \$100 to the Whitehall Nursing Home to purchase a kiln. In the auxiliary raffle, Norm Schollett won the hind quarter of beef and Tracey Christenson won the spiral-cut ham.

Girls State Chairperson Audrey Blackburn has announced the names of the Novi High School girls selected to attend Girls State in June. They are Amy Blackburn, Rebecca Olson, Kathy Hawn, Kelly Hawn and Lori Wolok.

**NOVI SENIORS:** Tour Chairman Gordon Wilcox of the Novi Senior Citizens Club is planning trips to Holy on May 21, Frankmuth on June 17 and the Chesaning Showboat on July 16.

The group traveled to the Dow Chemical Company in Midland last Wednesday, where they received free samples of Saran Wrap, before returning home at 7 p.m.

Club members interested in more information about upcoming trips may contact Wilcox at 349-9034. Seniors interested in joining the club may call Helen Weiss at 478-9396. Annual dues of \$2 make seniors eligible for the trips.

Novi Highlights is written by Jeanne Clarke. Clubs and organizations can have announcements published by calling her at 624-0173. Individuals wishing to have news for a second term as her husband has been transferred to Utah.

The auxiliary has received verification of its application to sponsor a National President's Scholarship

## Engagements



WAYNE LIMBRIGHT, SUSAN MARY ROSE

NANCY ELLIOTT, MARK HARRIS

Mr. and Mrs. Richard Rose of Farmington Hills announce the engagement of their daughter, Susan Mary Rose, to Wayne Robert Limbright of Novi.

Jim and Charlene Elliott of Howell announce the engagement of their daughter, Nancy, to Mark Harris of Northville.

He is the son of Rod and Elaine Harris of Northville. A graduate of Northville High School, he is employed at Grundys Ace Hardware in Brighton.

The bride-to-be is a graduate of Farmington Harrison High School. The prospective groom is the son of Robert and Carol Limbright of Novi. He is a Novi High School graduate. An April 25 wedding is planned.

## Births

LARA MICHELLE CAMPBELL

Keith and Martha-Joy Campbell of Manor Park Drive in Novi announce the birth of a daughter, Lara Michelle. She was born February 16 at St. Joseph Mercy Hospital in Ann Arbor, weighing six pounds, 14 ounces.

Grandparents are James H. Demetry of Birmingham and David and Gloria Coffin of Pontiac. Great grandparents are Harry and Helen Dimitriadis of Fraser and Julie Coffin of Yale.

STEPHEN MATTHEW LODER

Mr. and Mrs. Wayne Loder of Wilcox announce the birth of a son, Stephen Matthew, March 14 at Providence Hospital in Southfield. He weighed seven pounds, 14 ounces at birth.

MACKENZIE COFFIN

David and Carol Gullford of Gullford Road in Novi announce the birth of a daughter, Mackenzie Elizabeth Coffin. She was born Sunday, April 6, weighing seven pounds, one-half ounce, and measuring 19 1/2 inches long.

Mr. Loder is the former Patricia Loder of Novi. The baby's father is the owner of 1/50th photographic store on Grand River in Novi. Stephen joins a sister, Stephanie, 3, at home.

Maternal grandparents are Herbert and Betty Dryer of Milford. Mrs. Elizabeth Loder of Burton is the paternal grandmother.

Mackenzie joins a brother, Blake David, age 3, at home.

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## Middle School lists honor roll

A total of 183 Novi Middle School South students have been named to the honor roll for the fourth marking period.

The school names two honor rolls. To qualify for the high honor roll a student must have no grade less than A-minus with citizenship marks of "2" or better. To qualify for the regular honor roll a student must have attained all grades of B-minus or above. Citizenship grades are not part of the regular honor roll.

Here are the Novi Middle School South students named to the honor roll for the fourth marking period.

**SEVENTH GRADE**

Twenty seventh graders were named to the high honor roll: Julie Burk, Heather Campbell, Laura Clark, Kathryn Clozza, Helen Cotnam, Christina D'Agostino, Kimberly DeWitt, Elizabeth Fisher, Cynthia Greenlee, Kelly Harris, Laura Kleban, Janine Knight, Jennifer Marquardt, Kevin Meltz, Oanh Farret, Christina Piccirilli, Wendy Freeman, Kristen Salek, Jennifer Sieradzki and Michelle Timreck.

Named to the regular honor roll were Jack Abate, Stephanie Ahrens, Erica Altman, Andrew Anderson, David Bone, Dean Bruckman, Jennifer Buck, Brian Campbell, Mark Chirgwin, Adam Christlieb, Drew Covert, Jennifer Crawford, Laurie Diola, Lisa Donnelly, Michael Dunn, Amy Duthie and Christina Ellis.

David Evanhuis, Jennifer Forward, Michael Gowans, Renee Grylewski, Jennifer Harrison, Kristin Henzi, Katherine Hicks, Matt Hoffman, Tara Humphrey, Jason Johnston, Jill Jozwiak, Donna Kadar, Nichole Kuenzel, Christine LaFale, Desree LeBlanc, Todd Marshall, Bernadett Mastrangelo and James May.

Sean McCarthy, Amy McMartin, Steven Megei, Rebecca Messer, Marc Mottle, Brian Murphy, Stephen Myers, Nicole Nelson, Slacey Northington, Davina Novoselac, Heather Parker, Amy Quinn, Eric Riley, Timothy Robb, William Robinson, Christopher Rush, Rene Schweizer, Rebecca Seiler, Jason Shawver and Adam Shulman.

Byers, Alysen Clancy, Mark Clary and Steven Cohen. Brian Crowley, Angelina D'Agostino, Janet Duncan, Jennifer Durham, Lynn Emery, Sarah Wasko, Jason Wladichin, Janelle Gieselle, Stacy Goldsmith, Jeffrey Grabowski, David Greene, Corey Greenfield, Lisa Heath, Jeffrey Howard, Charles Jacobs, Bradley Jones, Myles Kelman and Janice Koncal.

Matthew Latham, James Malsionville, Charles Marshall, Julie Martin, Joseph Micallef, Dan Michael, Donovan Molina, Michael Molloy, Laine Haas, Haley Hoops, Budje Huribaut, Amy Johnson, Amrita Kang, Brian Kemp, Heather Kurtz, Bradley Lewis, Kelley Lind, John Mach, Lisa McAler, Steven Mittel, Brad Morrow, Owen Rowlands, Andrea Schwandt and Jeffrey Watson.

Named to the regular honor roll were Angelica Alvarez, Bridget Spiller, Steven Strausberg, Thomas Sunice, Kristina Tapley, Randall Thompson, Mark Vandoren, Melissa Adrienne Bolton, Jennifer Borg, Wend Boschma, Tammi Brandon, John Todd Brown, Tracie Brown, Phillip Elizabeth Williams.

## OCC offers the 'Single Advantage'

FARMINGTON HILLS — The Orchard Ridge Office of Community Services is offering a course designed to enhance and enrich the lifestyles of single people.

Entitled "The Single Advantage," the course will be offered this spring as part of the Orchard Ridge Short Course Series. Classes will meet on Wednesdays from 7:30 to 9:30 p.m. beginning April 30 and continuing for eight weeks.

The Orchard Ridge campus is located on Orchard Lake Road at I-96 in Farmington Hills. For registration information, call the Orchard Ridge Office of Community Services at 471-7520.

"The Single Advantage" will offer a different topic during each of the eight weeks:

□ "What Do Men/Women Really Want?" is the title of the April 30 class. Is there really a battle of the sexes? Participants will have an opportunity to state their opinions in a seminar led by Marcia Biggs, Singles Columnist for "The Detroit News."

□ "The I Hate To Cook Class" will be offered May 7. Chef Can Rowison will demonstrate how to prepare quick and easy summer dishes with flair and a minimum amount of time in the kitchen. The class will be particularly beneficial for busy professionals and bachelors on the go.

□ "Assertiveness Training for Singles" is the title of the May 14 class. Do you ever find yourself at a loss for words? Afraid to join in a conversation, ask for a date or promotion, or reveal your true feelings? Assertiveness instructor Faye Driscoll will provide suggestions to help you recognize your roadblocks, increase self-esteem and say what's on your mind.

□ "How to Get Control of Your Financial Future" is the title of a two-session class offered

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□ "How to Get Control of Your Financial Future" is the title of a two-session class offered

May 21 and 28. Led by IDS Financial Services, the class will begin with an inventory/analysis of your present financial status. After determining your future financial and lifestyle goals, you will learn to apply this information to various investment options.

□ "Wine — More than just a Pretty Grape" is the title of a two-session wine-tasting seminar on June 4 and 11. A representative from Heald Wine Consultants will explore the various qualities of domestic and foreign wines and offer proper serving hints. White wines will be featured June 4; red wines will be discussed June 11.

□ "How to be a No-limit Person" is the title of the class which concludes the series on June 18. Learn to take charge of your life by eliminating negative aspects and acquiring a positive attitude for greater achievement. The class will be led by Larry Bissinger, a motivational speaker.

## Choralaires set Mothers Day concert

Want to do something special for your mother on Mother's Day?

Then plan now to take her to the annual Mother's Day Concert presented by the Novi Choralaires.

The Novi Choralaires are pleased to present their annual spring concert in Novi High School's Fuester Auditorium on Saturday, May 10, at 7:30 p.m. Mother's Day is Sunday, May 11.

Tickets for the concert are priced at \$4 for adults and \$2 for senior citizens and children. Tickets are available at Novi Parks and Recreation Department offices or by calling the Joyce Colwell at 348-NOVI.

All mothers who attend will receive a flower courtesy of La Fleur Florist in Novi.

The Choralaires' 11th annual Mother's Day Concert is entitled "Headed for Parts Unknown." The title is taken from a song written by Hank Beebe that will be performed during the concert.

Also featured during the concert will be selections from Jesus Christ, Superstar; "Mister Sandman;" "Getting It Together;" "Lift Up Your Eyes" and "It's Raining Men." The Choralaires are directed by Hank Beebe and accompanied by Stacey Becker. Gary Becker will be featured on drums during the Mother's Day Concert.

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**CITY OF NOVI NOTICE**  
NOTICE IS HEREBY GIVEN that three vacancies will exist on the City of Novi Planning Commission as of June 30th. Applications are available at the office of the City Clerk. The deadline for submitting applications is May 19th.  
(4-16, 4-23-86 NR, NN)  
Geraldine Stipp  
City Clerk

## CHURCH DIRECTORY

For information regarding rates for church listings call The Northville Record or Novi News 349-1700.

**NEW LIFE CHRISTIAN CHURCH**  
57885 Grand River, New Hudson  
(1/2 mile west of Millford Rd.)  
Worship Services: Sunday 11 a.m.  
Tuesday Prayer Meeting 7:30 p.m.  
Thursday Bible Study 7 p.m.  
For additional information: 348-1724

**CHRISTIAN FAMILY CHURCH**  
Mill Race Historic Village on Griswold near Main, Northville  
Sunday Worship 10:30 a.m.  
Wed. Prayer Meeting 7:30 p.m.  
Come Pastor the Lord.  
Pastor Leo Beauchamp, 348-2265

**OPEN DOOR CHRISTIAN CHURCH**  
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348-2100  
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Mark Foster, Pastor  
Services: Thurs. 7 p.m. Sun. 10 a.m.

**GRACE CHAPEL**  
12 Mile & Drexel Pkwy., Farmington Hills, 474-0151  
Worship Services: 9:45 a.m. & 11 a.m.  
3:15 p.m. & 7:30 p.m.  
Pastor Douglas L. Klein, Pastor Evangelical Presbyterian Church

**FIRST PRESBYTERIAN CHURCH**  
200 E. Main St., Northville 348-0911  
Worship: 9:30 & 11:00 a.m.  
Church School: Grades 1-8, 10 a.m.  
Child Care both services. Grades 9-12 11:30 a.m.  
Dr. Lawrence Chalmers, Pastor  
Dr. Nile Harper, Associate Pastor

**FIRST CHURCH OF THE NAZARENE**  
21250 Haggerty Rd. 348-7900  
9:30 & 11:00 a.m.  
Sunday School 9:30 a.m. & 11 a.m.  
Worship 9:30 & 11 a.m., Eve. 6 p.m.  
Bible Study Wed. 7 p.m.  
Dr. Richard Parrott, Pastor

**SPIRIT OF CHRIST LUTHERAN CHURCH OF NOVI**  
Ten Mile between Meadowbrook & Haggerty  
Worship, 10:30 a.m. Sunday Ch. Sch. 11:30  
Coffee & Fellowship, 11:00 a.m.  
Church Office - 477-6296  
Pastor Thomas A. Scharger - 478-9265

**WALLED LAKE FIRST BAPTIST CHURCH**  
309 Market St. 624-2483  
Wendell L. Baglow, Pastor  
Wed. 7:30 P.M. Sr. High Youth Adult  
Sunday, 9:45 Study, 11:00 a.m. Worship  
Nursery Available All Services

**OUR LADY OF VICTORY CATHOLIC CHURCH**  
770 Thayer, Northville  
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Saturday, 5:00 p.m. & 12:30 p.m.  
Sunday, 8:30, 11 a.m. & 12:30 p.m.  
Church 348-2621, School 348-3810  
Religious Education 348-2559

**ST. JOHN LUTHERAN CHURCH**  
Farmington  
2325 Oak, Farm.  
30th S. of Gd. River, 30th W. of Farmington Rd.  
Church 474-6264  
Worship 9:30 a.m. & 11 a.m.  
Sunday School 9:40 a.m.  
Nursery Provided Pastor Charles Fox

**ST. PAUL'S LUTHERAN**  
High & Elm Streets, Northville  
Borger, Pastor  
Church & School 348-3140  
Sunday Worship, 8:30 a.m. & 11:00 a.m.  
Saturday Vespers: 8:00 P.M.

**Go To Church Sunday**

**HOPE LUTHERAN CHURCH**  
12 Mile East of Haggerty  
Farmington Hills  
Sunday School 9:30 a.m.  
Sunday Worship 10:30 a.m.  
Nursery Care Available  
V.H. Neukamling, Pastor  
Phone: 553-7170

**FIRST CHURCH OF CHRIST SCIENTIST**  
1100 W. Ann Arbor Trail  
Plymouth, Michigan  
Sunday Worship, 10:30 a.m.  
Sunday School, 10:30 a.m.  
Wednesday Meeting, 8:00 p.m.

**FIRST UNITED METHODIST CHURCH OF NORTHVILLE**  
6 Mile & Tall Roads  
348-2621 (Hwy. 12)  
Rev. Eric Hammar, Minister  
Jane Bergquist, D.P.E.  
Worship Services 9:30 & 11 a.m.  
Church School, Nursery thru Adult 9:30 am  
Nursery thru 3rd Grade 11 a.m.

**CHRISTIAN COMMUNITY CHURCH**  
(Assemblies of God)  
41555 Six Mile Rd., Northville  
Rev. Larry Griesel, Pastor  
Sunday School, 10:00 a.m.  
Sun. Worship, 11 a.m. & 8:00 p.m.  
Wed. "Body Life" Serv., 7:00 p.m.  
Christian Comm., Preschool & K-8

**ST. ANNE'S EPISCOPAL CHURCH**  
430 E. Nicolette  
Walled Lake 48088  
Phone: 624-8817  
Church Service, 10:30 a.m.  
Sunday School, 10:00 a.m.  
Rev. Leslie Harding

**MEADOWBROOK CONGREGATIONAL CHURCH**  
21355 Meadowbrook Rd., Novi Al Broquet  
Bld. 189, Novi  
Morning Worship, 9:30 a.m.  
Sunday School, 9:30 a.m.  
348-7757  
Interim Minister, Rev. Kenyon Edwards

**NOVI UNITED METHODIST CHURCH**  
4167 W. Ten Mile-Meadowbrook  
348-2621 (Hwy. 12)  
Sunday Worship at 10:30 a.m.  
Church School 9:15 a.m.  
Nursery Care Available  
Charles R. Jacobs, Kearney Kirby, Pastors

**FAITH COMMUNITY UNITED PRESBYTERIAN CHURCH**  
4400 W. 10 Mile, Novi  
1/2 mile west of Novi Rd.  
Worship 9:30 a.m. & 11 a.m.  
P.O. Box 1 348-5666  
Richard J. Henderson, Pastor

**CHURCH OF THE HOLY CROSS EPISCOPAL**  
10 Mile between Tall & Beck, Novi  
348-1172  
Services: Saturday 5:00 p.m.  
Sunday 10:00 a.m. & 10:00 a.m.  
Worship & School  
The Rev. Leslie F. Harding

**FIRST BAPTIST CHURCH, NOVI**  
49201 11 Mile at Tall Rd.  
Home of Novi Christian School (K-12)  
Sun. School, 9:45 a.m.  
Worship, 11:00 a.m. & 6:00 p.m.  
Prayer Meeting, Wed., 7:30 p.m.  
Richard Burgess, Pastor  
348-3477 Ivan E. Spigitt, Asst. 348-3847

**ORCHARD HILLS BAPTIST CHURCH**  
23455 Novi Rd. (between 9-10 Mile)  
348-2621 (Hwy. 12)  
For All Ages 9:45 a.m.  
Worship Services at 11 a.m. & 6 p.m.  
Wed., Mid-Week Prayer Serv., 7 p.m.

**FIRST BAPTIST CHURCH OF NORTHVILLE**  
217 N. Wing  
Dr. James H. Luther, Pastor  
Sunday Worship, 11 a.m. & 8:30 p.m.  
Wed., 7:30 AWANA, 7:30 Prayer Service  
Church School 9:45 a.m.

**GOOD SHEPHERD LUTHERAN CHURCH**  
9 Mile & Meadowbrook  
Wicouran Ev. Lutheran Synod  
Worship 10 a.m.  
Sunday School & Bible Class 11:15  
Gene E. Johnke, Pastor—348-0565

**FIRST BAPTIST CHURCH OF WIXOM & WIXOM CHRISTIAN SCHOOL (K-8)**  
Wixom & W. Maple Rd.  
Family Bible School, 9:45 a.m.  
Worship, 10:45 a.m. & 6:30 p.m.  
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# the NOVI NEWS Sports

**ANOTHER WIN:**  
Groom, Parmley lead booters to second win/5C

**PROVIDENCE RUN:**  
Annual Novi run gets underway Sunday/6C

**WILDCATS:**  
Tanderys, Onofrey named for weekly honors/6C

**4C**

WEDNESDAY  
APRIL 23  
1986



Super sophomore Brian Schram races to victory in the 110 high hurdles

## Wildcats look strong despite narrow loss

By NEIL GEOGHEGAN staff writer

The Wildcat boys' track squad split a pair of non-league meets last week, downing Walled Lake Central 77-60 on April 15 and falling to Redford Union 72-64 in a squeaker on April 17. So guess which one pleased Coach Bob Smith the most? "Nope... the loss to Union was his favorite."

"I was feeling better with the Redford Union loss than with the Walled Lake Central win," Smith said. "A lot of people don't understand that there's so much more to track than just the final score. There is a whole bunch of little track meets going on, and we did come out on top in a lot of them. The final score was just another meet."

Against Central, Novi dominated the field events as well as the sprint and relay events on a cold, rainy April afternoon. It was apparent that the weather wasn't tailor-made for a track meet, but Smith used it to an advantage.

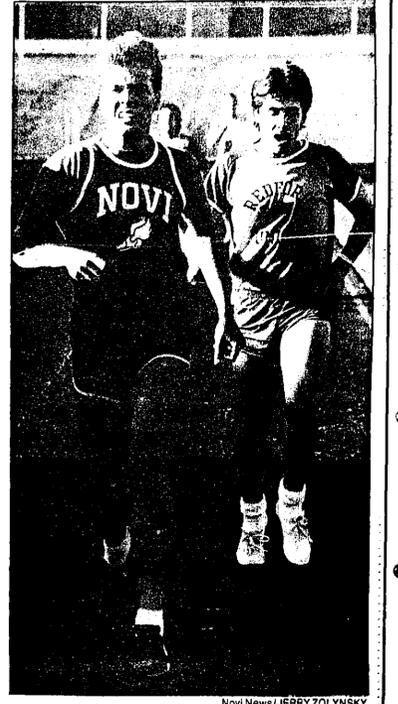
"I told the team that the weather is bad for both teams so why not let it effect them instead of us — and that's what we did," he explained.

The Wildcats grabbed firsts in every field event to take the early lead. Franz Samson won the shot put (36'0") and Matt Stahr placed first in the discus (119'1"). Joel Finzel remained undefeated in the long jump (19'34"). Sophomore Brian Schram and Steve Schmeeman followed it up with wins in the high jump (5'8") and pole vault (9'0") respectively to complete the lock on first place.

"That was Finzel's best jump of the year, he did a fabulous job," Smith said. "He knows how to prepare for his jumps a lot better now than he did last year. He's been Mr. Consistency for us so far."

Schmeeman's win in the pole vault was a pleasant surprise as No. 1 vaulter Tom McBride remains sidelined with a cast on his badly sprained ankle. Smith said McBride likely will be unavailable for another two weeks.

Jeff Leininger also pulled off a surprise by winning the 300-meter low



Jay Keranen breaks the tape in the 800 meter run

## Tanderys hurls Novi to victory

By NEIL GEOGHEGAN staff writer

If Novi baseball Coach Gar Frantz didn't believe the adage about "what goes around comes around" prior to the first full week of action, he does now.

If it weren't for some unexpected circumstances, the Wildcats would have lost a game they won and a game that ended up not counting. The second game of a twinbill against Pinckney April 14 was called due to darkness, but Frantz didn't buy it.

"When (Pinckney) was winning 1-0 there was plenty of light, but after we went ahead 3-1 it sure got dark in a hurry," Frantz complained. "And then we went and watched several more innings of a softball game after it was ruled too dark for us to play."

Frantz considers the three-inning game at Pinckney a win that shouldn't have gotten away. But it all evened out as later in the week Novi took a game from Redford Union that they probably should have lost. But regardless of what should have been, Frantz was very pleased with the Wildcats' 4-1 record last week.

"We have been struggling a bit at the plate, but our pitching has been outstanding and we are finding ways to win," he said. "I know the hitting will come around, and when it does we should be in good shape."

In the first game against Pinckney, Novi ace Jeff Tanderys was in fine form, yielding just four hits and one unearned run while going the distance on the mound. Unfortunately, his teammates weren't connecting at the plate too often, making it a much closer 3-1 win. The Wildcats scored twice in the fifth on two walks and stolen base and a throwing error to break a scoreless tie.

"We just weren't hitting so when we had two on with walks, I called a double steal and the catcher threw the ball into left field," Frantz explained.

Both Chris Henderson and Bill Yankowski scored on the error, and Novi scored again the next inning on a Gregg Giorgio single and an RBI single by Tanderys.

Giorgio started against Southfield Lathrup on April 16, but a shaky first inning took its toll in a 5-3 defeat. The Wildcat bats again were silent most of the game (three hits in six innings) and a late surge just wasn't enough.

"After the first few innings Giorgio settled down and started using his curve as his lead pitch and it was a totally different game after that," Frantz pointed out. "They were really tagging his fastball but he threw well from the third inning on."

Novi strung together three hits and two walks in the seventh to score three runs, but it wasn't enough to catch Lathrup. Giorgio went five innings and had five strikeouts while absorbing the loss.

Ray Samolin proved that the Wildcats have more than one outstanding pitcher in a 1-0 dual against Waterford Mott on April 17. The 6-foot-6 senior fanned six, walked two and went the distance to even his record at 1-1 and lower his ERA to below 1.00.

"Ray is pitching super," Frantz said. "He throws really hard and he is tough — but he had to pitch a masterful game against Mott."

Frantz said, "Mott was too good for him to be able to just mow them down with fastballs."

But Samolin must share a lot of the credit for the win with second basemen Steve Shankel who literally stole the game from Mott on several occasions and finally won it for the Wildcats.

"Steve made two unbelievable plays to stall two rallies with the game on the line," Frantz said. "Both times he dove for line shots in the gap on the short hop and made the outs."

Novi's lone run came in the sixth as Shankel stole home after getting on thanks to a fielder's choice and an error.



Tom Marcus anchors Novi's 400 meter relay team

## Comeback kids Wildcat netters rebound to nip Hartland

The second week of action for the Novi tennis squad was a carbon copy of the first.

For the second time in a row, the Wildcats lost early in the week only to come back strong with a win in the next match.

"I don't know if it's a pattern we're setting but I'm happy to see that we continue to fight back after a loss," Coach Jim Newbold said.

The outmanned Wildcats were trounced by a fine Northville squad 7-0 on April 14 but successfully opened the Kensington Valley Conference with a wild 4-3 barn-burner win over Hartland on April 17. The team's April 15 match with Milford was rained out and rescheduled for May 9, leaving the netters with a 2-2 overall record, 1-0 in the KVC.

"We did a good job against

Hartland and the kids were happy about it because it was a league match," Newbold said.

With the score tied 3-3, senior Karl Gunderson was still battling it out with Hartland's Mike Bailey at fourth singles. The winner of the match would also decide the team winner, and Gunderson pulled out a 6-3, 3-6 tie-breaker 7-3.

"That was the winning game," Newbold explained. "Everybody was waiting around to see if Karl could win his match and he pulled it out."

The Wildcats ended up winning three of the four singles matches. But Eric Polinski at first singles continues to struggle and has yet to win a match this season. He fell 1-6, 1-6 to Tom Neimeyer. But Mark Boksha

beat Andy Gill 6-2, 6-2 at second singles and Craig Cottam downed Bob Chann 6-0, 6-4 at third singles.

Ben Krpichak and Eric Cupp combined for a very important win at third doubles with a 6-4, 6-3 victory over Brett Cornell and Wade McFarland. Dave Cho and Darrell Beyea at first doubles and Rob Daddis and Tom Wigley at second doubles were beaten in straight sets.

"If we can get the doubles going, that's a margin we really need," Newbold said. "I think the matchups we have are pretty good but I may make some changes later."

Against unbeaten Northville, the Wildcats only took one set out of a total of 117. Translation: the Mustangs were much too tough and talented for Novi.

"They are such a tough team, I just told our guys to hang loose and do the best they could," Newbold admitted.

The only Wildcat highlight was at fourth singles where Gunderson took Dan Boland to three sets before succumbing 7-6, 4-4, 9-6.

"Karl doesn't have a lot of skills, but he hustles," Newbold said. "He really wants to win and I guess he likes the idea of getting out there and playing one-on-one. I think in the third set he got mad at himself and let things get to him."

Polinski lost to Mark Rettenga 0-6, 4-6 at first singles. Boksha did the same to Mark's brother Mike 2-6, 3-6 at second singles and Cottam was no match for Northville sophomore Doug Kamielencio 1-6, 2-6 at third singles.

## Groom, Parmley lead Novi booters to victory

Now that the elusive first win is out of the way and the Novi girls' soccer squad has finally experienced a victory, the rest of the season is just anticlimactic, right?

Well, no. Nick Valenti's squad found out the hard way that winning is a lot more fun than losing, and the Wildcats proved last week they are not going to be satisfied with a single victory.

Novi evened its record at 2-2 overall with a 6-3 triumph over Dearborn Heights Crestwood on April 15 and a 4-1 loss to powerful Dearborn two days later. Both games were Ex-

pressway League contests, leaving the Wildcats with a 1-2 league mark. But Valenti is seeing a lot of positive things in each game, including the loss to Dearborn.

"Dearborn has a good program and we lost to them 3-0 last year," Valenti pointed out. "This time we gave them a much tougher battle, and I think the girls have more confidence. We know we can score so we don't get down when the other teams score on us. That adds confidence to the whole team."

The Crestwood match saw Novi flex its offensive muscle —

something the program has had very little of in its three-season history.

"The key to the win was that the offense was balanced and well distributed," Valenti said. "(Crestwood) couldn't focus on just one girl and that's a nice situation to be in."

The Wildcats scored three straight times in the first half before Crestwood could knock one by goalie Erin Barry, and it stayed 3-1 until intermission.

Sophomore Nicole Parmley scored her first of two goals at the 35 minute

mark on an unassisted play to put Novi on top 1-0. Parmley then fed center-midfielder Margaret Marini with a nice pass, and Marini made the most of the opportunity to make it 2-0 about 10 minutes later. Tiffany O'Kopy wrapped up the Wildcats' first half scoring with an unassisted tally with 15 minutes remaining.

Left winger Stephanie Groom scored back-to-back goals within a 10-minute span early in the second half to make it 5-3 and Parmley added a late insurance goal to provide the winning margin.

"It seemed like every time they

scored, we answered back within two or three minutes to put ourselves back up," Valenti said. "We did a good job of capitalizing on Crestwood's mistakes and I thought we controlled the game from midfield on out."

On April 17, it was Dearborn that took advantage of Novi's mistakes. With the wind at their backs in the first half, Dearborn scored all four of its goals to put the Wildcats in a deep hole they never were able to crawl out of. Barry had to contend with 17 shots on goal by Dearborn, while

Novi only managed two at the other end.

"We made a few defensive changes at halftime and it seemed to work," Valenti explained. "We put some more fresh people in there on defense, and it shut down their attack."

Thanks to O'Kopy, the Wildcats avoided the shutout as she scored the team's only goal with four minutes left. It was the junior's third goal of the young season, one behind team leader Groom (four goals).

After four games, Novi has outscored its opponents 13-9.

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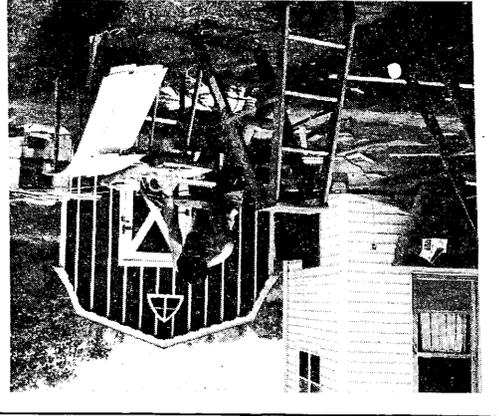


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| Capital Construction  | 1,500.00         | Capital Construction  | 1,500.00         |
| Community Development | 2,000.00         | Community Development | 2,000.00         |
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Home improvement loans work on a sliding scale according to income and family size, starting at totally deferred loans for the lowest incomes and working up to a 3% interest installment loan for the highest incomes (up to \$32,500 depending on family size). An Oakland County Community Development Technician will be happy to help you determine whether or not you can qualify.

Before rehabilitation begins, each home is carefully inspected to determine which repairs are most urgent. Then a work plan is prepared, and after the Community Development staff and the homeowner agree to the required work, the project is bid to prequalified contractors. Once a contractor is selected and rehabilitation begins, the county staff makes periodic checks on the work being done and inspects the completed job.

Helping Oakland County homeowners repair their housing is a long-standing commitment of Community Development. During the 1985 program year, repairs were completed on 180 homes throughout the county. If we can help you improve your home, feel free to call the Community Development office.



PRIDE IN IMPROVED NEIGHBORHOODS

## PUBLIC WORKS PROJECTS

Sewers, drains, smooth streets and sidewalks. Although we don't notice them until they need repair, these necessities are the framework on which our community is built. Last year Community Development funds helped pave the way to a strong community foundation.

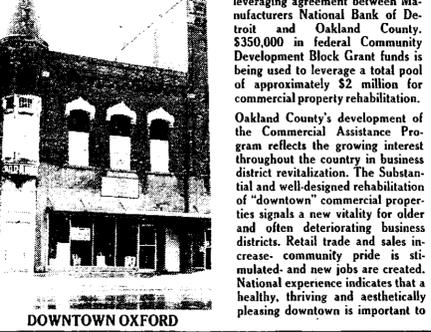
## COMMERCIAL REHABILITATION: BEST OF THE OLD, BEST OF THE NEW

Keeping business districts healthy is as important to a community as good housing and sound neighborhoods. Last year Oakland County launched a new Commercial Assistance Program (CAP). CAP is a public-private real estate financing program created to help selected Oakland County Communities revitalize their downtown/business districts.

By providing below-market, fixed-rate, 100% financing for commercial property rehabilitation, CAP hopes to improve the visual image of commercial business districts and encourage potential investors to consider downtown locations.

CAP exists through the creation of a commercial rehabilitation loan fund established by a rehabilitation leveraging agreement between Manufacturers National Bank of Detroit and Oakland County, \$350,000 in federal Community Development Block Grant funds is being used to leverage a total pool of approximately \$2 million for commercial property rehabilitation.

Oakland County's development of the Commercial Assistance Program reflects the growing interest throughout the county in business district revitalization. The Substantial and well-designed rehabilitation of "downtown" commercial properties signals a new vitality for older and often deteriorating business districts. Retail trade and sales increase, community pride is stimulated, and new jobs are created. National experience indicates that a healthy, thriving and aesthetically pleasing downtown is important to



DOWNTOWN OXFORD

| Location        | Project Description               | Amount            |
|-----------------|-----------------------------------|-------------------|
| Millford        | Senior Citizen Center (A) (1)     | 12,900.00         |
| Oakland         | Barrier Free Improvements (A) (1) | 4,000.00          |
| Orion           | Street Improvements (B) (1)       | 14,000.00         |
| Oxford          | Senior Citizen Center (A) (1)     | 24,500.00         |
| Royal Oak       | Street Improvements (A) (1)       | 7,500.00          |
| West Bloomfield | Senior Citizen Center (A) (1)     | 25,250.00         |
| White Lake      | Street Improvements (A) (1)       | 10,450.00         |
| ...             | ...                               | ...               |
| <b>TOTAL</b>    | <b>COMMUNITY DEVELOPMENT</b>      | <b>112,320.00</b> |

## ENVIRONMENTAL REVIEW

Notice of Finding of no Significant Effect on the Environment

The County of Oakland has prepared an Environmental Review Record in respect to the aforementioned projects and has determined that the listed projects will not constitute an action significantly affecting the quality of the human environment and, accordingly, the County of Oakland has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969. The reasons for such decision are as follows:

E. The nature, magnitude and extent of any environmental impact of the project, whether beneficial or adverse are such that there will be no significant effect on the environment.

An Environmental Review Record respecting the aforementioned 1986 projects has been made by Oakland County which documents the environmental review of the project and more fully sets forth reasons why such statement is not required. The environmental review status respecting the aforementioned 1986 projects is reviewed as:

(1) Environmentally assessed  
(2) Categorical exclusion  
(3) Exempt

## NOTICE OF REQUEST FOR RELEASE OF FUNDS

The Environmental Review Record is on file at the office of the Community Development Division located at 1200 North Telegraph Road, Pontiac, MI and is available for public examination upon request in Room 112 between 8:30 a.m. and 5:00 p.m.

On or about Wednesday, April 16, 1986 the County of Oakland, a Michigan Constitutional Corporation, will request the Department of Housing and Urban Development (HUD) to release federal funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake the aforementioned projects for which an Environmental Review Record has been prepared. It has been determined that such requests for release of funds will not constitute an action significantly affecting the quality of the human environment.

The County of Oakland, located at 1200 North Telegraph Road, Pontiac, MI, will undertake the projects described above with Block Grant funds from HUD under Title I of the Housing and Community Development Act of 1974, as amended. The County of Oakland is certifying to HUD that the County of Oakland and Daniel T. Murphy, County Executive, consent to accept the jurisdiction of the Federal Courts, if an action is brought to enforce responsibilities in relation to Environmental Review decision making an action, and that these responsibilities have been satisfied. The legal effect on the certification is that upon its approval, the County of Oakland may use the Block Grant funds and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969. HUD will accept an objection to its approval of release of funds and acceptance of the certification only if it is one of the following bases:

A. That the certification was not in fact executed by the chief executive officer of the applicant approved by HUD.

B. That the applicant's environmental review record for the project indicates omission of a required decision, finding, or step applicable to the project in the environmental review process.

Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58) and may be addressed to HUD at Patrick V. McNamara Federal Building, 477 W. Michigan Avenue, Detroit, MI, 48226. Objections to this release of funds on basis other than those stated above will not be considered by HUD.

All interested agencies, groups, and persons must specifically indicate whether the objection submitted addresses the Environmental Review or the Request for Release of Funds. No objection received after Thursday, May 1, 1986 will be considered by HUD.

**Daniel T. Murphy**  
Oakland County Executive  
Monday, March 31, 1986

## DOWNTOWN REVITALIZATION

Older downtown areas have a heritage to preserve and an economy to re-develop. Improvements such as the renovation of building facades, landscaping, brick sidewalks and decorative lighting all help to make downtowns like Ferndale, Oxford and Wixom more inviting and attractive places to be.



BEAUTIFICATION FOR WIXOM

## FAIR HOUSING MONTH

April is National Fair Housing Month. Fair Housing isn't just an idea. It's the law. Every person in Oakland County has an equal right to choose housing suited to their needs and financial ability, wherever they would like to live.

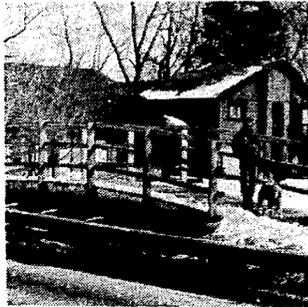
April 1936 marks the eighteenth anniversary of the National Fair Housing Law, Title VIII of the Civil Rights Act of 1968, and is an appropriate time to re-examine the rights and responsibilities we Americans have under this historic legislation.

This Act, together with State of Michigan legislation, prohibits discrimination in the sale or rental of housing and calls for equal opportunity for all citizens regardless of race, color, sex, national origin, age, marital status, religion or handicap. If you think you've been the victim of discrimination in the sale, purchase or rental of housing, call the following agencies for fair housing information and assistance:

Oakland County Housing  
Counseling Service 858-5402  
HUD Office of Fair Housing  
and Equal Opportunity 266-6898  
Fair Housing Center 963-1274  
Michigan Civil Rights Commission  
334-4978

## PEDESTRIAN SAFETY

Sidewalks, bikepaths and bridges help separate pedestrians from dangerous vehicular traffic and make a walk or bicycle ride safer and more enjoyable. Pedestrian paths also link neighborhoods with shopping and business districts for easier pedestrian flow.



## YOUR VOICE IS HEARD

The Community Development Block Grant Program offers you the opportunity to have a voice in determining where a portion of your federal tax dollars go. You can become involved with CDBG projects from start to finish.

A great many people, like yourself, have expressed their priorities for Community Development spending at dozens of public meetings throughout the county over the past year. These annual Community Development meetings provide a meaningful opportunity for you to speak your mind on local needs and help decide how CDBG funds could be spent to satisfy those needs in your community.

People like you make up your community, so your needs are important. If you have suggestions on how to improve the place where you live and you think CDBG funds can help, contact your local government office. New voices are discussing new projects, and seeing results all the time; let's hear what you have to say.



## SERVICES FOR SENIORS



Many seniors lack basic services such as transportation, nutrition and recreation. Community Development helps local municipalities improve services for the health and enjoyment of senior citizens.

# COMMUNITY DEVELOPMENT RESOURCES WHERE THEY GO, WHAT THEY DO

## PUBLIC NOTICE COUNTY OF OAKLAND COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM 1984-87 STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS

Since 1975, the U.S. Department of Housing and Urban Development (HUD) has granted over 147 million to Oakland County to administer annual Community Development Programs pursuant to the Housing and Community Development Act of 1974, as amended. The primary objective of Title I of the Housing and Community Development Act of 1974, as amended, and of the Oakland County CDBG Program is the development of viable urban communities, by providing economic opportunities, principally for persons of low and moderate income.

Consistent with this primary objective, the Housing and Community Development Act identifies three broad national program objectives. Oakland County gives maximum feasible priority to CDBG projects which comply with one or more of the national objectives.

### NATIONAL PROGRAM OBJECTIVES

A. Assure benefits to low and moderate income persons; not less than 51% of a grantee's aggregate funds shall be used to support activities that benefit low and moderate income persons.  
B. Aid in the prevention or elimination of slums or blighting community conditions.  
C. Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

In promoting the national objectives Oakland County Community Development has developed the following specific objectives and strategies consistent with policy statements for Federal, State, Regional and County levels of government for the 1984-87 program year:

### COUNTY PROGRAM OBJECTIVES

1. Encourage communities to realistically plan for their future development and to assist communities in the development of a structure with capacity to implement activities.
2. Increase each community's commitment to their proposed community development activity.
3. Discourage the use of Community Development funds on projects which can be funded through other sources.
4. Improve, upgrade and increase property values through the concentration of rehabilitation efforts within the neighborhood.
5. Reduce the number of substandard dwelling units within the county through rehabilitation of existing residential units.
6. Improve living conditions within housing units and reduce the financial burden of low and moderate income persons.
7. Reduce housing maintenance and fuel costs and enable lower income persons to remain in their housing units.
8. Assist homeowners in the incentive to maintain and improve conditions within the housing unit.
9. Assist homeowners in using all available funding sources to accomplish housing rehabilitation activities.
10. Reduce the isolation of income groups and disperse housing opportunities for low and moderate income persons.
11. Increase the supply of affordable rental housing units for senior citizens and low and moderate income persons through rehabilitation of existing rental units.
12. Encourage communities to develop and implement comprehensive business district revitalization programs.
13. Create a favorable economic climate in commercial business districts for private reinvestment.
14. Forge public-private partnerships among the county, communities, merchants, property owners and financial institutions to accomplish commercial business district revitalization goals.
15. Minimize displacement of persons as a result of CDBG assisted activities through careful and careful assessment of each project requiring displacement.
16. Provide relocation assistance in accordance with the Uniform Relocation Act of 1970 (24 CFR 42) and mitigate adverse effects of displacement, if any, of low and moderate income persons.
17. Insure that persons displaced as a result of CDBG assisted projects will be treated fairly, consistently, and equitably so such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole.
18. Insure that tenants displaced involuntarily and permanently as a result of the use of CDBG assistance to acquire or substantially rehabilitate property will be treated the same as activities covered under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

A variety of projects are eligible for Community Development funding. The following projects are eligible uses of Community Development Block Grant funds in accordance with federal regulations of October 31, 1984 Rules and Regulations defined in 24 CFR Part 570:

| ACTIVITY                             | EXPENDITURE |
|--------------------------------------|-------------|
| Acquisition                          |             |
| Disposition                          |             |
| Public Facilities and Improvements   |             |
| Senior Centers                       |             |
| Recreational Facilities              |             |
| Centers for the Handicapped          |             |
| Neighborhood Facilities              |             |
| Fire Protection                      |             |
| Parking                              |             |
| Public Utilities                     |             |
| Street Improvements                  |             |
| Water and Sewer                      |             |
| Pedestrian Paths and Walkways        |             |
| Others/Miscellaneous                 |             |
| Clean-up/Demolition                  |             |
| Public Services                      |             |
| Interim Assistance                   |             |
| Relocation                           |             |
| Removal of Architectural Barriers    |             |
| Rehabilitation/Preservation          |             |
| Public Residential Rehabilitation    |             |
| Public Housing Modernization         |             |
| Rehabilitation of Private Properties |             |
| Temporary Relocation Assistance      |             |
| Code Enforcement                     |             |
| Historic Preservation                |             |
| Economic Development                 |             |
| Acquisition                          |             |
| Public Facilities and Improvements   |             |
| Commercial and Industrial Facilities |             |
| Planning and Management              |             |
| Administration                       |             |

All objectives and strategy statements as well as complete definition of eligible activities are available for public review in the Oakland County Community Development Division located at 1200 N. Telegraph Road, Pontiac, MI 48053. Appointments may be made Monday through Friday, between the hours of 9:00 a.m. and 5:00 p.m.

### ASSESSMENT OF 1985 CDBG PROGRAM EXPENDITURES AND RELATIONSHIP TO COMMUNITY DEVELOPMENT OBJECTIVES January 1, 1985 - December 31, 1985

The following Community Development Program expenditures (listed by community, project type and allocation year) were made during 1985. These expenditures are consistent with and keyed to the aforementioned National Objectives (A, B, C). Approximately 86% of the aggregate use of CDBG funds expended during 1985 principally benefit low and moderate income persons.

| COMMUNITY     | CITIES                  | EXPENDITURE  |
|---------------|-------------------------|--------------|
| Auburn Hills: |                         |              |
| 1983          | Senior Center (A)       | \$ 726.50    |
| 1984          | Drainage (A)            | \$ 30,800.00 |
|               | TOTAL                   | \$ 30,726.50 |
| Berkley:      |                         |              |
| 1981          | Beautification (B)      | \$105,928.88 |
| 1983          | Beautification (B)      | \$5,230.90   |
| 1983          | Recreation Facility (A) | 1,811.70     |
| 1984          | Beautification (B)      | 26,801.00    |
|               | TOTAL                   | \$139,457.82 |
| Clewsent:     |                         |              |
| 1982          | Fire Protection (A)     | \$ 6,828.82  |

|                   |                                       |              |                           |                              |               |
|-------------------|---------------------------------------|--------------|---------------------------|------------------------------|---------------|
| 1983              | Neighborhood Facility (A)             | 24,143.85    | 1984                      | Water (A)                    | 7,376.46      |
| 1983              | Park Development (A)                  | 515.27       | 1985                      | Water (A)                    | 164,912.54    |
| 1984              | Barrier Free Design (A)               | 27,207.83    |                           | TOTAL                        | \$175,289.00  |
| 1984              | Fire Facilities (A)                   | 1,517.40     | Walled Lakes:             |                              |               |
|                   | TOTAL                                 | 182,675.54   | 1982                      | Safety Paths (A)             | \$50,200.00   |
| Farmington:       |                                       |              | 1984                      | Safety Paths (A)             | 27,209.27     |
| 1983              | Historic Preservation (B)             | \$ 3,854.30  | 1985                      |                              | TOTAL         |
| 1984              | Downtown Revitalization (B)           | 12,733.84    |                           | TOTAL                        | \$77,409.27   |
| 1984              | Sidewalks (A)                         | 127.50       | Wixom:                    |                              |               |
| 1985              | Chore Program (A)                     | 1,025.00     | 1982                      | Historic Preservation (B)    | \$ 1,872.00   |
| 1985              | Downtown Revitalization (B)           | 288.00       | 1983                      | Historic Preservation (B)    | 119.00        |
|                   | TOTAL                                 | \$19,467.64  | 1984                      | Downtown Revitalization (B)  | 5,248.00      |
|                   |                                       |              |                           | TOTAL                        | \$7,239.00    |
| Ferndale:         |                                       |              |                           | TOWNSHIPS                    |               |
| 1982              | Code Enforcement (B)                  | \$ 5,993.20  | Adrian Township:          |                              |               |
| 1982              | Neighborhood Services (A)             | 624.80       | 1983                      | Street Improvements (A)      | \$ 1,330.00   |
| 1983              | Minor Home Repair (A)                 | 4,188.00     | 1984                      | Street Improvements (A)      | 1,600.00      |
| 1983              | Parking Facilities (A)                | (18.27)      |                           | TOTAL                        | \$2,930.00    |
| 1983              | Recreation Facilities (A)             | 12,004.78    | Brandon Township:         |                              |               |
| 1983              | Street Improvements (A)               | 11.30        | 1983                      | Community Center (A)         | \$ 484.32     |
| 1983              | Administration                        | 8,004.00     | 1984                      | Fire Facility (A)            | 2,972.00      |
| 1984              | Code Enforcement (B)                  | 2,223.43     | 1984                      | Community Center (A)         | 4,928.00      |
| 1984              | Commercial Rehabilitation (B)         | 48.41        | 1984                      | Sidewalk Improvement (A)     | 1,004.30      |
| 1984              | Economic Development (B)              | 167.20       | 1985                      | Sidewalk Improvement (A)     | 2,264.25      |
| 1984              | Housing Rehabilitation (A)            | 9,228.20     |                           | TOTAL                        | \$11,158.82   |
| 1984              | Recreation Facility (A)               | 17,180.14    | Commerce Township:        |                              |               |
| 1984              | Administration                        | 29,494.41    | 1981                      | Street Improvement (A)       | \$ 2,994.10   |
|                   | TOTAL                                 | \$89,564.67  | 1981                      | Planning/Management          | 2,967.04      |
| Hazel Park:       |                                       |              | 1981                      | Drainage (A)                 | 1,800.00      |
| 1982              | Acquisition/Demolition (B)            | \$ 20,179.97 | 1983                      | Historic Preservation (B)    | 294.30        |
| 1982              | Recreation Facility (A)               | 9,352.26     | 1984                      | Planning/Management          | 5,000.00      |
| 1982              | Recreation Facility (A)               | 9,228.20     | 1984                      | Street Improvement (A)       | 16,195.00     |
| 1983              | Economic Development (B)              | 4,226.37     | 1985                      | Recreation Facility (A)      | 4,600.00      |
| 1983              | Emergency Repair Program (A)          | 9,000.00     |                           | TOTAL                        | \$37,182.00   |
| 1983              | Administration                        | 18,820.37    | Groveland Township:       |                              |               |
| 1983              | Planning/Management                   | 2,858.00     | 1982                      | Fire Facility (A)            | \$ 1,877.50   |
| 1984              | Minor Home Repair (A)                 | 264.70       | 1982                      | Fire Facility (A)            | 2,644.70      |
| 1984              | Sidewalks (A, B)                      | 22,334.80    | 1982                      | Street Improvement (A)       | 1,344.00      |
| 1985              | Economic Development (B)              | 1,245.00     | 1983                      | Fire Facility (A)            | 5,238.22      |
| 1985              | Administration                        | 821.64       | 1983                      | Street Improvement (A)       | 1,452.00      |
|                   | TOTAL                                 | \$142,428.27 | 1983                      | Planning/Management          | 475.00        |
|                   |                                       |              |                           | TOTAL                        | \$15,522.61   |
| Huntington Woods: |                                       |              | Highland Township:        |                              |               |
| 1984              | Commercial Rehab (B)                  | \$ 2,128.75  | 1983                      | Street Improvement (A)       | \$46,000.00   |
| 1984              | Senior Center Vehicle (A)             | \$14,138.75  | 1984                      | Senior Center (A)            | 2,481.00      |
|                   | TOTAL                                 | \$16,267.50  | 1985                      | Senior Center (A)            | 647,465.50    |
|                   |                                       |              |                           | TOTAL                        | \$474,946.50  |
| Keego Harbor:     |                                       |              | Holly Township:           |                              |               |
| 1981              | Removal of Architectural Barriers (A) | \$ 4,000.00  | 1981                      | Fire Facility (A)            | \$ (348.00)   |
| 1981              | Road Construction (A)                 | \$ 972.20    | 1983                      | Fire Facility (A)            | \$ (900.00)   |
| 1983              | Street Improvements (A)               | 741.13       | 1985                      | Public Serv. (A)             | \$ (2,843.00) |
|                   | TOTAL                                 | \$10,713.20  |                           | TOTAL                        | \$ (3,091.00) |
| Lehigh Village:   |                                       |              | Independence Township:    |                              |               |
| 1981              | Administration                        | 400.00       | 1982                      | Recreation Facilities (A)    | \$ 348.00     |
| 1983              | Barrier Free (A)                      | 678.40       | 1983                      | Street Improvement (A)       | 20,000.00     |
| 1984              | Administration                        | 312.23       | 1984                      | Recreation Facility (A)      | 10,465.62     |
| 1985              | Administration                        | 371.64       | 1984                      | Planning/Management          | 17,528.33     |
|                   | TOTAL                                 | \$1,762.27   | 1985                      | Barrier Free (A)             | 9.00          |
|                   |                                       |              | 1985                      | Minor Home Repair (A)        | 861.30        |
| Madison Heights:  |                                       |              | 1985                      | Public Services (A)          | 4,283.00      |
| 1981              | Senior Center (A)                     | \$112,000.00 | 1985                      | Special Assessment Fund (A)  | 1,878.51      |
| 1981              | Senior Center (A)                     | \$8,100.00   | 1985                      | Administration               | \$ (843.00)   |
| 1982              | Senior Center (A)                     | 72,112.00    |                           | TOTAL                        | \$10,967.34   |
| 1982              | Administration                        | \$1,901.70   | Lyon Township:            |                              |               |
| 1982              | Planning/Management                   | 2,742.23     | 1981                      | Community Center (A)         | \$19,610.00   |
| 1982              | Beautification (B)                    | 27,308.00    | 1984                      | Street Improvements (A)      | 12,848.00     |
| 1983              | Administration                        | \$1,531.60   |                           | TOTAL                        | \$32,458.00   |
| 1984              | Chore Program (A)                     | 9,071.92     | Millford Township:        |                              |               |
| 1984              | Commercial Improvement (B)            | \$2,904.20   | 1982                      | Fire Facility (A)            | \$ 5,000.00   |
| 1984              | Recreation Facility (A)               | 8,293.00     | 1983                      | Land Acquisition (A)         | 8,000.00      |
| 1985              | Fire Protection (A)                   | 15,000.00    | 1983                      | Fire Facility (A)            | 4,491.91      |
| 1985              | Public Services (A)                   | 1,729.10     | 1984                      | Fire Facility (A)            | 1,180.00      |
| 1985              | Recreation Facility (A)               | \$1,311.10   |                           | TOTAL                        | \$16,341.91   |
|                   | TOTAL                                 | \$446,315.60 |                           |                              |               |
| Northville:       |                                       |              | Oakland Township:         |                              |               |
| 1982              | Community Center (A)                  | 4,702.51     | 1982                      | Drainage (A)                 | \$2,091.26    |
| 1983              | Barrier Free (A)                      | 2,984.31     | 1982                      | Planning/Management          | 600.00        |
| 1983              | Community Center (A)                  | 2,331.49     | 1983                      | Fire Protection (A)          | 2,996.13      |
| 1984              | Barrier Free (A)                      | 2,609.80     |                           | TOTAL                        | \$5,687.39    |
| 1984              | Recreation Facility (A)               | 1,000.00     |                           |                              |               |
|                   | TOTAL                                 | \$18,562.82  | Oxford Township:          |                              |               |
|                   |                                       |              | 1983                      | Neighborhood Facility (A)    | \$ 2,292.03   |
| Novi:             |                                       |              | 1984                      | Public Services (A)          | 5,088.73      |
| 1981              | Parkland (A)                          | \$ 15,246.70 | 1984                      | Neighborhood Facility (A)    | 2,000.00      |
| 1981              | Recreation Facility (A)               | 20,800.00    | 1985                      | Neighborhood Facility (A)    | 1,700.00      |
| 1982              | Park Development (A)                  | 2,474.76     | 1985                      | Public Services (A)          | 1,210.10      |
| 1982              | Administration                        | 2,231.88     |                           | TOTAL                        | \$12,211.83   |
| 1982              | Planning/Management                   | 18,220.25    | Oxford Township:          |                              |               |
| 1983              | Acquisition (A)                       | 50,000.00    | 1981                      | Community Center (A)         | \$ 1,360.20   |
| 1983              | Interim Assistance (A)                | (233.79)     | 1983                      | Community Center (A)         | 29,948.77     |
| 1983              | Recreation Facility (A)               | 19,920.00    | 1984                      | Community Center (A)         | 22,700.00     |
| 1983              | Recreation Facility (A)               | 21,748.74    | 1985                      | Community Center (A)         | 5,000.20      |
| 1984              | Administration                        | 5,226.20     |                           | TOTAL                        | \$79,957.37   |
| 1985              | Administration                        | 712.20       | Rosa Township:            |                              |               |
|                   | TOTAL                                 | \$185,495.72 | 1983                      | Fire Protection Facility (A) | \$ 62.00      |
|                   |                                       |              | 1984                      | Fire Protection Facility (A) | 2,172.70      |
| Oak Park:         |                                       |              | 1984                      | Planning and Management      | 678.00        |
| 1983              | Commercial Rehab (B)                  | 10,520.33    |                           | TOTAL                        | \$3,918.70    |
| 1983              | Barrier Free (A)                      | 6,600.50     | Royal Oak Township:       |                              |               |
| 1983              | Minor Home Repair (A)                 | 766.21       | 1983                      | Public Services (A)          | \$ 401.00     |
| 1983              | Removal of Architectural Barriers (A) | 325.85       | 1984                      | Public Services (A)          | 6,700.00      |
| 1983              | Water Facility (A)                    | 11,122.24    | 1984                      | Fire Protection Facility (A) | 22,023.00     |
| 1984              | Beautification (B)                    | 8,260.83     | 1984                      | Housing Rehab-Special (A)    | 4,700.00      |
| 1984              | Commercial Rehab (B)                  | 2,445.91     | 1985                      | Public Services (A)          | 2,979.00      |
| 1984              | Minor Home Repair (A)                 | 56,000.00    |                           | TOTAL                        | \$36,813.00   |
| 1984              | Sidewalks (A)                         | 740.84       | Springfield Township:     |                              |               |
| 1984              | Water Facility (A)                    | 29,375.90    | 1983                      | Park Development (A)         | \$1,726.97    |
| 1984              | Administration                        | 12,221.80    |                           | TOTAL                        | \$1,726.97    |
| 1984              | Minor Home Repair (A)                 | 19,844.72    |                           |                              |               |
| 1985              | Recreation Facility (A)               | 183.13       | West Bloomfield Township: |                              |               |
| 1985              | Administration                        | 5,141.73     | 1981                      | Safety Paths (A)             | \$ 426.00     |
|                   | TOTAL                                 | \$172,820.50 | 1982                      | Safety Paths (A)             | 264.00        |
|                   |                                       |              | 1983                      | Safety Paths (A)             | 120.20        |
| Pleasant Ridge:   |                                       |              | 1983                      | Planning                     | 6,126.20      |
| 1983              | Recreation Facility (A)               | \$ 1,844.90  | 1984                      | Planning and Management      | 1,000.00      |
| 1984              | Senior Center (A)                     | 995.00       | 1984                      | Street Improvement (A)       | 19,084.00     |
| 1984              | Senior Center Program (A)             | 924.41       | 1984                      | Safety Paths (A)             | 282.00        |
| 1985              | Public Services (A)                   | 7            |                           |                              |               |

# Our Policy is to Meet or Beat the Lowest Prices in Detroit!



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**INSTANT CASH!**  
We meet **ALL** ADVERTISED PRICES ON IDENTICAL ITEMS! **PLUS GIVE YOU 20% OFF** **20% OFF THE DIFFERENCE!**  
APPLIES TO NEW MERCHANDISE THAT IS IN STOCK AND AVAILABLE FOR SALE!  
**NO "FUNNY MONEY" (NO CASH)**  
**NO 2nd TRIP REQUIREMENT**  
NO ONE CAN HONESTLY GUARANTEE THEY HAVE THE LOWEST PRICES... BUT FOREST CITY'S POLICY IS TO MEET AND BEAT THE LOWEST PRICES IN DETROIT!



**Glidden**  
**REDWOOD STAIN**  
latex redwood stain  
for rustic exterior beauty

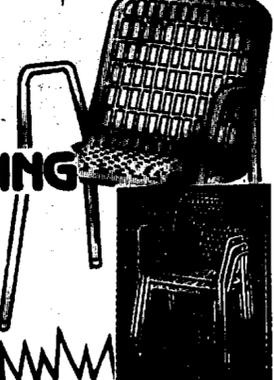
- For rustic exterior beauty.
- Natural redwood color.
- Use on bare or previously stained wood. 0127078

Limit 4 Gal.

DON'T PAY **3.99**  
**1.97** Gal.

**29" WIRE GRID STACKING CHAIR**

- 29" high.
- Steel with PVC coating.
- White only. 0341078



Sold For **7.99** Last Year  
**3.97** ea.



**2" x 4" - 8 FT. STUDS**  
Economy Grade  
1324438  
Det. 1325132

SAVE **30%**

**67¢** ea.

**52" MULTI-SPEED, REVERSIBLE CEILING FAN**

- 3 speed reversible operation for summer cooling & winter warmth.
- Four natural wood blades.
- Light kit adaptable.
- Antique brass finish. 0340053

DON'T PAY **59.99**  
**39.88** ea.

• Light kit not included but available.  
**WE CARRY A COMPLETE LINE OF FANS, LIGHT KITS, AND ACCESSORIES**

**FOREST CITY**  
HomeCenters

**LOWEST PRICES IN TOWN... on INTERIOR BIFOLD DOOR**

**LOUVERED BIFOLD DOORS**

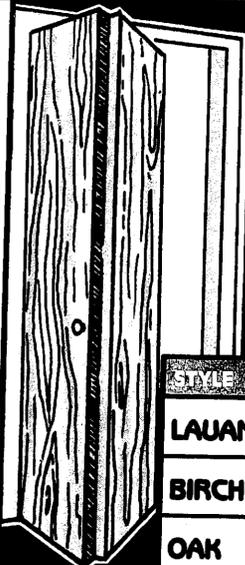
- Ready to paint or stain.
- Easy to install, all hardware included.
- Slats allow for air circulation.
- Top quality smooth grained lauan.

|                          |       |       |       |
|--------------------------|-------|-------|-------|
| FULL LOUVER BIFOLD DOOR  | 25.72 | 32.87 | 36.52 |
| PINE LOUVER PANEL BIFOLD | 48.75 | 58.30 | 68.36 |

**DECORATOR BIFOLD DOORS**

- Elegant ready-to-stain woodgrain.
- Choose etched look or leaded look glass.

|                                 |       |        |        |
|---------------------------------|-------|--------|--------|
| ETCHED GLASS LOUVER BIFOLD      | 47.71 | 72.63  | 89.17  |
| LEADED-LOOK GLASS LOUVER BIFOLD | 66.31 | 108.87 | 118.51 |



**24" x 80" LAUAN BIFOLD DOOR**

- Ready to finish.

DON'T PAY **2845**

**1291**

Includes Track and Hardware

| STYLE | 24" x 80" | 30" x 80" | 36" x 80" |
|-------|-----------|-----------|-----------|
| LAUAN | 12.91     | 19.87     | 22.46     |
| BIRCH | 25.17     | 26.98     | 29.91     |
| OAK   | 32.81     | 35.92     | 42.78     |

**STARTER KITCHENS**

**66% BELOW LIST**

**60" K-WOOD KITCHEN**

- Pre-finished.
- Adjustable shelves.
- Self-closing hinges.
- Includes: two 15" wall cabinets, 60" sink base and 48" valance.

Countertop, Sink & Faucet Extra

FULLY ASSEMBLED

LIST # **\$540**

FREE LAYOUT & DESIGN

LIST **\$588**

**\$183**

72" K-WOOD STARTER KITCHEN... **\$199**

**HARD TO FIND SPECIALTY PLYWOOD**

ATTENTION CABINET MAKERS!!! WE HAVE WHAT YOU NEED

**STAIN GRADE QUALITY**

**BIRCH PLYWOOD** 12" x 24" - 1/4" **192** ea. 1351302

**OAK PLYWOOD** 12" x 24" - 1/4" **198** ea. 1351450

| SIZE    | 1/4" | 1/2"          | 3/4" | SIZE    | 1/4" | 1/2"               | 3/4" |
|---------|------|---------------|------|---------|------|--------------------|------|
| 12"x24" | 192  | 292           | 384  | 12"x24" | 198  | 377                | 487  |
| 24"x24" | 344  | 663           | 792  | 24"x24" | 394  | 865                | 934  |
| 24"x48" | 633  | 1091          | 1395 | 24"x48" | 783  | 1271               | 1496 |
| 48"x48" | 1197 | 1886          | 2316 | 48"x48" | 1395 | 2068               | 2473 |
| 48"x96" | 1887 | SMOOTH SANDED | 2981 | 48"x96" | 2378 | 1ST QUALITY VENEER | 4536 |

JUST SAY CHARGE IT

WE ACCEPT MASTER CARD, VISA, AMERICAN EXPRESS & FOREST CITY CHARGE CARDS

\*Other Retailers may charge more or less than the manufacturer's suggested list.

Prices in effect thru Saturday, April 26th.

Our Policy is to Offer the

**LOWEST LUMBER PRICES IN TOWN!**

FIRST QUALITY LUMBER!

FREE ESTIMATES!

LUMBER MILL DIRECT TO YOU!



We Supply Building Materials for RESIDENTIAL, COMMERCIAL & INDUSTRIAL USES!

WE MATCH OR BEAT ALL PRICES ON

- Construction Grade Lumber • Plywood • Drywall

No Sales to Dealers, Wholesalers or Retail Stores

**CONSTRUCTION LUMBER**

WALDORED GRADE STAMPS

|     |       |       |       |        |        |
|-----|-------|-------|-------|--------|--------|
|     | 2 x 4 | 2 x 6 | 2 x 8 | 2 x 10 | 2 x 12 |
| 6'  |       |       |       |        |        |
| 8'  |       |       |       |        |        |
| 10' |       |       |       |        |        |
| 12' |       |       |       |        |        |
| 14' |       |       |       |        |        |
| 16' |       |       |       |        |        |
| 20' |       |       |       |        |        |
| 22' |       |       |       |        |        |

We Are a Complete Lumber Store!

- Sanded Plywood • Drywall
- Framing • Sheathing
- Hardwood Plywood
- Wolmanized Pressure Treated Wolmanized Wood

LOWEST PRICES POSTED DAILY

**4' x 8' - 1/4" WAFERBOARD**

THE SMART MAN'S PLYWOOD!

DON'T PAY **529**

**332** ea.

- Use inside or outside.
- Smooth sanded both sides.
- Solid uniform thickness.
- Won't crack, peel, split.

FROM 1 to 1000 PIECES... WE CAN SUPPLY!

**FIBERGLAS**

Do-A 10' x 12' Room Panels Only **21.60**

DON'T PAY **31** Sq. Ft.

**24" x 48" FROST WHITE CEILING PANEL**

**18** Sq. Ft.

- Durable - 10 yr. limited warranty.
- Noise reducing. • Easy to clean.
- Class A fire rating. • Easy to install.

1127411

Prices in effect thru Saturday, April 26th.

**CHOOSE FROM OVER 300 LIGHT FIXTURES!**

Priced from 7<sup>38</sup> to 1,646<sup>76</sup>

Available in Imported Strass Crystal, Hand Cut Beveled Glass on Brass, Tiffany Glass Bound in Solid Brass and Much, Much More!

Special Order at St. Clair and Golden Gate Stores

LOWEST PRICES IN TOWN!



Bulbs Not Included

**SINGLE LIGHT OAK & GLASS FIXTURE**

- Solid oak frame with clear glass. 0851655

DON'T PAY **59<sup>99</sup>**

**34<sup>98</sup>**

**SINGLE LIGHT OAK & BEVELED GLASS FIXTURE**

- 3 tiers of beveled glass.
- Solid oak frame. 0851647

DON'T PAY **79<sup>99</sup>**

**48<sup>92</sup>**

**SINGLE LIGHT SWAG LAMP**

- 10" Hx 8" W.
- White opal glass.
- Weathered brass finish. 0847623

DON'T PAY **99<sup>99</sup>**

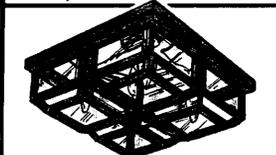
**61<sup>46</sup>**

**5 LIGHT OAK & GLASS CHANDELIER with Beveled Cognac Glass**

- 15" Wx 12" H.
- Solid oak frame. 0850063

DON'T PAY **149<sup>99</sup>**

**99<sup>94</sup>**



**4 LIGHT OAK & GLASS CEILING LIGHT**

- Solid oak.
- Extends 5" from ceiling.
- 14" x 14". 0851663

DON'T PAY **189<sup>99</sup>**

**112<sup>48</sup>**



**6 LIGHT OAK & GLASS CHANDELIER**

- Solid oak.
- 6 light with one downlight
- 15" high x 16" wide. 0850055

DON'T PAY **249<sup>99</sup>**

**149<sup>93</sup>**

Prices in effect thru Saturday, April 26th.

# NEW SPRING LOOKS FOR YOUR HOME FROM OUR LINEN DEPARTMENT

**SAVE TO \$7**



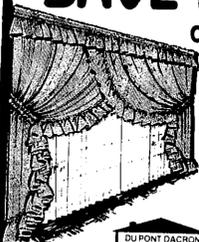
**LACE TRIMMED  
DOUBLE RUFFLE  
BEDSPREADS**

**1799** Twin Size  
Reg. 24.99

Full Size, Reg. 29.99 ..... **24.99**  
84" Priscilla curtain, Reg. 19.99 ..... **16.99**  
Twin Canopy, Reg. 22.99 ..... **17.99**  
Sham, Reg. 10.99 ..... **8.99**

This charming ensemble brightens any bedroom. Quilted top bedspreads in polyester batiste, plumply filled with Kodol® polyester fiberfill. Sturdy nylon tricot backing. Complete the ensemble with curtains, canopy and sham.  
• lilac • pink • blue • yellow

**SAVE TO \$15**



**ONE ROD E-Z SHIR  
SEEDED VOILE  
RUFFLED  
CURTAINS  
By Cameo**

**999**

Single Width, 54" wide x 45" long  
Reg. 12.99

Single Width, 54" wide:  
fits windows 25" to 40" wide.  
54" long, Reg. 14.99 ..... **11.99**  
63" long, Reg. 17.99 ..... **13.99**  
81" long, Reg. 19.99 ..... **15.99**

Double Width, 100" wide:  
fits windows 41" to 65" wide.  
63" long, Reg. 34.99 ..... **25.99**  
81" long, Reg. 38.99 ..... **29.99**

Triple Width, 150" wide:  
fits windows 66" to 90" wide.  
81" long, Reg. 59.99 ..... **44.99**

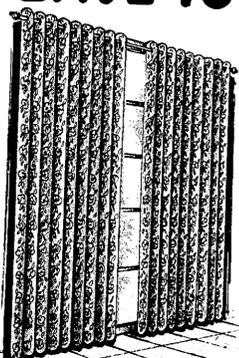
Quadruple Width, 200" wide:  
fits windows 91" to 120" wide.  
81" long, Reg. 72.99 ..... **54.99**

\*NOT STOCKED IN ALL STORES. Allow 1 week for delivery.

**MATCHING  
TAILORED PANELS**  
45"W x 63"L ..... **5.49**  
45"W x 81"L ..... **6.49**

Sheer, 150 denier ruffled curtains, 90% Dacron® polyester seeded with 10% cotton, 5 1/4" wide ruffle. For perfect shirring just pull the tape, curtains drape evenly. Machine wash and dry.  
• white • eggshell • rust • rose • blue

**SAVE TO 33%**

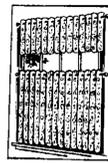


**PERMAFOLD VERTICAL  
PLEATED CURTAINS**

**1899**  
Reg. 24.99

66" wide x 63" long  
66" wide x 84" long, Reg. 26.99 ..... **19.99**

A new exciting look that is permanently pleated, to use alone or under draperies. Woven rose column jacquard design of 100% Dupont Dacron® polyester. Washable, no-iron. Protected by Dupont Teflon®. Soil and stain repellent. Hangs in seconds on cafe or curtain rod.  
• eggshell • white • camel



MATCHING TIERS

**MATCHING TIERS**  
66"W x 24"L ..... **9.99**  
Reg. 12.99 ..... **9.99**  
66"W x 36"L ..... **10.99**  
Reg. 14.99 ..... **10.99**  
Valance, Reg. 8.99 ..... **6.99**

**DON'T PAY \$29.99 TO \$49.99!**



**REVERSIBLE RUFFLED  
PATCHQUILTS**  
A Coverlet by day...  
a Lightweight Quilt at night.

**1499** Twin Size  
our Reg. low price 18.99

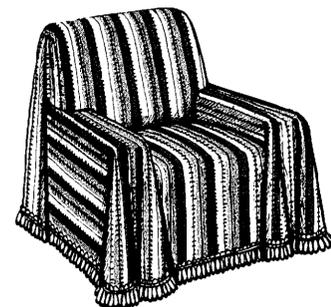
Full Size ..... **19.99**  
our Reg. low price 26.99

Queen/King Size ..... **24.99**  
our Reg. low price 34.99

Reversible patchquilt to use for those cool nights. Coverlet for days, lightweight quilt at night. Attractive designer prints... all reversible. Machine wash and dry. Pattern shown representative of group.

**SOLID COLOR BED RUFFLES  
AND PILLOW SHAMS**  
Twin Reg. 10.99 ..... **8.99**  
Full Reg. 14.99 ..... **12.59**  
Queen Reg. 17.99 ..... **14.59**  
Sham Reg. 8.99 ..... **7.99**  
No-iron bed ruffles of poly/cotton. Matching ruffled pillow shams complete the ensemble. Machine wash and dry.  
• brown • bone • light blue • navy • white • yellow • primrose

**SAVE TO \$7**



**MACHINE WASHABLE  
FURNITURE TROWS  
By SUREFIT**

YOUR CHOICE:  
CHOOSE SOLID, PRINT OR STRIPE

**599**

Small Chair 70" x 70" ..... **8.99**

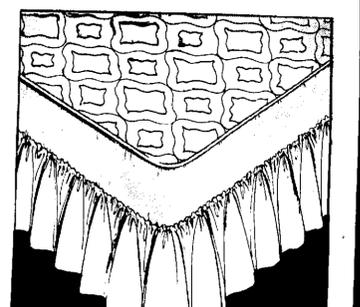
Large Chair 70" x 90" ..... **9.99**

Small Sofa 70" x 120" ..... **12.99**

Large Sofa 70" x 140" ..... **14.99**

100% polyester textured knit. Non-skip foam back. Versatile covers. Coordinate solids, stripes and prints in assorted colors.

**SAVE TO 45%**



**BONDED POLYESTER FILLED  
MATTRESS PADS**

EXTRA SAVINGS REBATE SALE!

| SIZE             | REG.  | SALE  | YOUR FINAL COST<br>AFTER MFRS.<br>MAIL-IN REBATE |
|------------------|-------|-------|--|
| Twin Anchor Band | 5.99  | 4.99  | <b>3.99</b>                                      |
| Full Anchor Band | 8.99  | 5.99  | <b>4.99</b>                                      |
| Twin Fitted      | 8.99  | 6.99  | <b>4.99</b>                                      |
| Full Fitted      | 10.99 | 7.99  | <b>5.99</b>                                      |
| Queen Fitted     | 12.99 | 9.99  | <b>7.99</b>                                      |
| King Fitted      | 16.99 | 12.99 | <b>10.99</b>                                     |

Add extra layer of comfort while you protect your mattress. 2-year warranty by manufacturer. Supersonic quilting. No threads to break or snag. Evolution cover stays white wash after wash.

**SAVE \$4**

**HIGH HEADER CURTAINS  
WITH ATTACHED  
BALLOON  
VALANCE**

**1299**  
pair

80" wide x 63" long  
Reg. 16.99

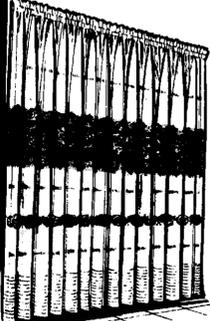
80"W x 84"L  
Reg. 18.99 ..... **14.99** pr.

Insert Valance  
(for wider windows)  
Reg. 6.99 ..... **5.99** ea.

A complete new look for your windows at a great price. Tie-backs included. Use insert valance to do wider windows. Polyester/rayon blend. Wash, no-iron. Our lowest price ever.  
• blue • dusty rose • wheat



**DON'T PAY \$10.99!**



**EXTRA WIDE  
EMBROIDERED  
LOOK  
PANELS**

**599**  
each

60" wide  
63" or 84" long  
our Reg. low 7.99

Decorate your windows with these embroidered look panels. 100% Encron® polyester. Machine wash and dry. White on white, eggshell on eggshell or coffee on eggshell.

WE CARRY A COMPLETE LINE OF CURTAIN AND DRAPERY HARDWARE, WINDOW SHADES AND ACCESSORIES.

**SAVE TO 33%**



**TAILORED  
TIERS  
WITH THREE  
DECORATOR  
TOP  
TREATMENTS**

**399** pair  
24" long  
Reg. 5.99

36" long, Reg. 6.99 ..... **4.99** pr.

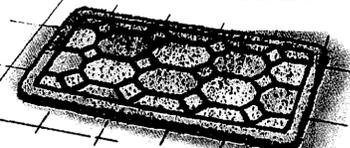
Valance, Reg. 4.99 ..... **3.59** ea.

Swag, Reg. 9.99 ..... **7.99** pr.

Crescent Topper, Reg. 12.99 ..... **9.99** ea.

Mix and match and do your own decorating. Easy care machine washable - no-iron polyester and cotton blend.  
• apricot • blue • brown • eggshell • dusty rose • navy • white

**SUPER VALUE!**



**100% NYLON  
SCULPTURED HI-LOW RUGS  
By Lady Pepperell**

**399** 18" x 30" or Contour  
Reg. 5.99

21" x 34" ..... **5.49**

26" x 44" ..... **8.49**

30" x 54" ..... **12.49**

5' x 6' ..... **31.99**

Lid Cover ..... **3.49**

A dramatic accent for your bathroom or any room. Machine wash/dry. Non-skid backing.  
• chocolate • rose • royal • ruby • light blue • copper • suede • jade • fawn • grey

**SAVE TO 40%**



**PIPED TERRY TOWELS  
By Lady Pepperell**

**269** Bath Towel  
Reg. 3.99

Hand Towel, Reg. 2.99 ..... **2.29**

Washcloth, Reg. 1.99 ..... **1.19**

Thick and thirsty terries of 88% cotton reinforced with 12% polyester. Deep fashion colors embellished with white striped border.  
• blue • English rose • fawn • jade green • expresso • wild plum • apricot

**SAVE TO 33%**



**OVER-STUFFED SUPER FIRM  
FORTREL FILLED BED PILLOW**

**599** Jumbo Size  
20" x 28"  
Reg. 8.99

Super filled for super sleeping. Like 2 pillows in one. For a perfect night's sleep. Washable, non-allergenic. Over-stuffed, over-sized with polyester/cotton cover.

2-year warranty by Northern Feather.

# BATH FIX-UPS



**WHITE CLOSET COMBO**  
• Low profile  
• Siphon jet  
• Water saver  
0263303, 0263281

**DON'T PAY \$39**

**17" x 20" WHITE VANITY with Top**  
• Wood front  
• Hand finished  
• Finished interior 0265581

**DON'T PAY \$49.99**

**Jencraft GIBRALTAR BLINDS**  
• Choose white, wheat or fruitwood.

|          |      |          |       |
|----------|------|----------|-------|
| 30"x 48" | 2.96 | 60"x 72" | 9.96  |
| 36"x 72" | 5.96 | 72"x 72" | 11.96 |
| 48"x 72" | 7.96 | 86"x 72" | 16.96 |

**Armstrong Do-It-Yourself 12 Ft. Wide NO-WAX CUSHIONED VINYL FLOORS**  
• Flexible, easy to install without tearing.  
• Cushioned, moisture-resistant backing.  
• Installs over wood or concrete.  
• Perfect for kitchens and baths plus hard-use area! 0319147

**FAILSAFE**  
Includes 12 sq. yds. of Armstrong...  
**DON'T PAY \$399** sq. yd.

**ACE TEMPERED GLASS TUB ENCLOSURE**  
• Satin finish aluminum trim.  
• Corrosion resistant.  
• Single towel bar. 0233285

**\$39.93**  
Tempered Glass, 1 Mirror, Towel Bar 0233283 . . . . . 69.93

**SURROUNDER 4 PIECE WHITE TUB SURROUND**  
• Durable 4 panel unit fits standard 5' tub.  
• Textured plastic. 0235164

**\$29.64**

**5 FT. ECONO-TUB**  
• Quality PVC tub with styrofoam support pad.  
• Right or left hand. 0261424, 0261432

**\$79**

**CABARET BLINDS**  
• Choose natural or chocolate. • Moisture resistant backing. 0319147

|          |      |          |       |
|----------|------|----------|-------|
| 29"x 48" | 7.94 | 48"x 48" | 12.94 |
| 36"x 48" | 9.94 | 72"x 72" | 19.94 |

**FLORIDA ROLL-UP BLINDS**  
• Natural woven wood • Attached valance.

|          |       |          |       |
|----------|-------|----------|-------|
| 30"x 54" | 12.84 | 48"x 54" | 18.94 |
| 36"x 54" | 16.84 | 54"x 54" | 24.94 |

**PV-IV**  
• Easy to install.  
• Moisture resistant backing. 0319147

**\$2.97** sq. yd.

**IMPERIAL ACCOTONE**  
• Permanent rotogravure vinyl. 0319201

**4.81** sq. yd.

**CASTILIAN PLUS**  
• 12 ft. seam saver width • Cushioned. 0319317

**7.47** sq. yd.

**SUNDIAL SOLARIAN**  
• Mirabond XL no wax surface. 0319814

**8.71** sq. yd.

**MEDICINE CABINET**  
• Surface or recess mounted.  
• Right or left hand opening. 0234454

**\$15.87**

**Miami Carey OAK MEDICINE CABINET**  
• Solid oak wood frame. • Surface or recessed mounting. 0233945

**\$34.87**

**2-DRAWER REAL OAK FINISH FILE CABINET**  
• Easy to assemble.  
• For use as microwave stand and more.  
• Two storage racks.  
• Rolls on casters. 0607827

**\$48.66**

**FURNITURE!**

**7 DRAWER BANKER'S DESK**  
• Ready to finish hardwood. 0607037

**\$136**

**UNFINISHED OAK CORNER CABINET**  
• 26" W x 13" D x 73" H. 0604895

**\$170**

**Touch Control by MOEN TWO-HANDLE LAVATORY FAUCET**  
• Washerless.  
• 10 year limited warranty. 0234443

**\$19.86**  
With Pop-Up 0234451 . . . . . 29.68

**TWO-HANDLE KITCHEN FAUCET**  
• Washerless.  
• 10 year limited warranty. 0234400

**\$24.86**  
With Hose & Spray 0234419 . . . . . 34.86

Prices in effect thru Saturday, April 26th.

# Outdoor Furniture BUYS! GARDEN CENTER NOW OPEN



**6 PIECE CUSHIONED PATIO SET**  
**DON'T PAY \$159**

**\$99**

• 4 comfortable cushioned folding chairs, 1-42" metal table and 1-7' umbrella.  
• Rainbow Stripe. 0564189  
• Umbrella Stand Not Included.

**5 PIECE STRAP PATIO SET**  
**\$20 Rebate**

**\$133**

• Glass top table.  
• Non-corrosive aluminum frame chairs. 0564087

Matching Umbrella Available at Extra Cost

**5 PIECE CUSHIONED PATIO SET**  
**\$20 Rebate**

**\$199**

• Glasstop table.  
• All weather cushions.  
• Non-corrosive aluminum frame chairs. 0564095

Matching Umbrella Available at Extra Cost

**5 FOOT DELUXE GLIDER**  
• Rugged tubular steel frame.  
• Decorative scrolls.  
• Phillipine mahogany slats. 0532867

**\$87**

**60" REDWOOD STAINED PICNIC TABLE with 2 Benches**  
0564907

**\$37**

**45" SQUARE REDWOOD UMBRELLA TABLE with 4 Benches**  
• 100% genuine California redwood. 0528137

**\$157**

**5 FT. SWING & FRAME**  
• Luan mahogany slats.  
• Chain & all hardware included. 0559180

**\$87**

**7 FT. 8 RIB UMBRELLA with Crank**  
• Choose yellow & white or tan striped umbrellas. 0564869, 0564877

**\$39.93**

**4' FINISHED SWING**  
• Appalachian hardwood.  
• Polyurethane finish to resist moisture.  
• Chains included. 0542067

**\$24.97**

**5 PIECE BISTRO SET**  
• Includes glasstop table, 2 chairs & 2 cushions. 0561609

**\$69**

**4 FT. PARK BENCH**  
• Heavy black wrought iron frame. • 7 solid wood slats. 0541060

**\$29.77**

**MULTI POSITION LOUNGE**  
• Comfortable, durable vinyl tubing.  
• Sturdy steel frame. 0507148

**\$79.7**

**TEXLINE CHAIR PAD**  
0542318

**\$2.97**

**TEXLINE SEAT & BACK PAD**  
0542326

**\$4.97**

**CHAIR RENEW KIT**  
0531944  
1 Piece - Quick & Easy!

**\$4.67**

**CHAISE RENEW KIT**  
0531952  
1 Piece - Quick & Easy!

**\$6.87**

**3" TUFTED CHAIR PAD**  
0520012

**\$12.62**

**3" TUFTED CHAISE PAD**  
0520020

**\$19.62**

**10 OZ. DUCK CHAIR PAD**  
0542253

**\$19.94**

**10 OZ. DUCK CHAISE PAD**  
0542261

**\$29.94**

Prices in effect thru Saturday, April 26th.

# OUTDOOR PAINT

*Dutch Boy*

The Painters Paint

## LATEX HOUSE PAINT



- Flat white
- Exterior
- Dries up in 1 hour
- Soap and water cleanup

**SUPER SAVING SIZE!**

**1266**  
2 Gal.



**491**

### 4" PAINT BRUSH

- For all paints.
- Use on siding, decks, fences & floors.



**1957**  
5 Gal.

### ALUMINUM MOBILE HOME ROOF COATING

- Reduces noise & heat.



**CAULK & PATCHES**  
Gutter Sealant 0124431 or Concrete & Mortar Patch 0124478 . . . 1.96  
Roof Cement 0124488 or Driveway Patch 0124494 . . . 1.43  
Forest City Siliconized Acrylic Caulk Your Final Cost After \$1.00 Mfr. Rebate . . . .84¢



### ROOF & FOUNDATION COATING

- Asphalt coating seals & waterproofs roofs & foundations.

### RAINPROOF ROOF CEMENT

- Stops leaks.
- Sticks to wet surfaces.

**your choice**  
**883**  
ea. 5 Gal.

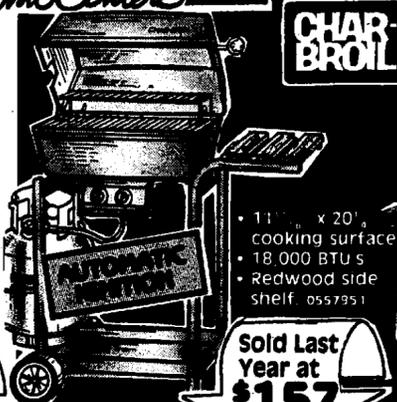
# FOREST CITY HomeCenters

# OUTDOOR BAR-B-Q

**CHAR-BROIL**

## GAS CART GRILLS

All Grills Have Dual Stainless Steel Burners & Include a Tank, Warming Racks & Automatic Ignition!



- 11" x 20" cooking surface
- 18,000 BTU's
- Redwood side shelf

Sold Last Year at \$157

**9984**



- 13 1/2" x 20 1/2" cooking surface.
- Hood heat indicator.
- 24,000 BTU's.
- Two redwood side shelves.
- Porcelain on steel grids.

Sold Last Year at \$197

**14973**



- 14 1/2" x 22 1/2" cooking surface.
- Accu-gauge on gas tank.
- Broil view window.
- 30,000 BTU's.
- Three redwood shelves.

Sold Last Year at \$237

**17966**



### KETTLE GRILL

- 22 1/2" kettle grill.
- Weatherproofed porcelain on black steel finish is rust free.

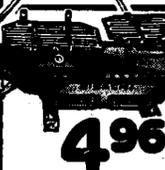
**4988**



### 18" TRIPOD GRILL

- No tools required.
- 3 height adjustments

**777**



### DOUBLE HIBACHI

- Cast iron.
- Adjustable cooking levels

**496**



### LAVA ROCK

- For use in most gas grills.
- 7 lb. box.

**496**



### PLASTIC GRILL BRUSH

- Sturdy brush for cleaning grills.

**196**



### ASSORTED BBQ TOOLS

- Choose fork, spatula or brush.

**197**

### VINYL GUTTER 5" x 10 Ft.

- Will not rot, rust, corrode, dent, crack or be affected by sunlight
- White or brown

**385**  
ea.

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Prices in effect thru Saturday, April 26th.

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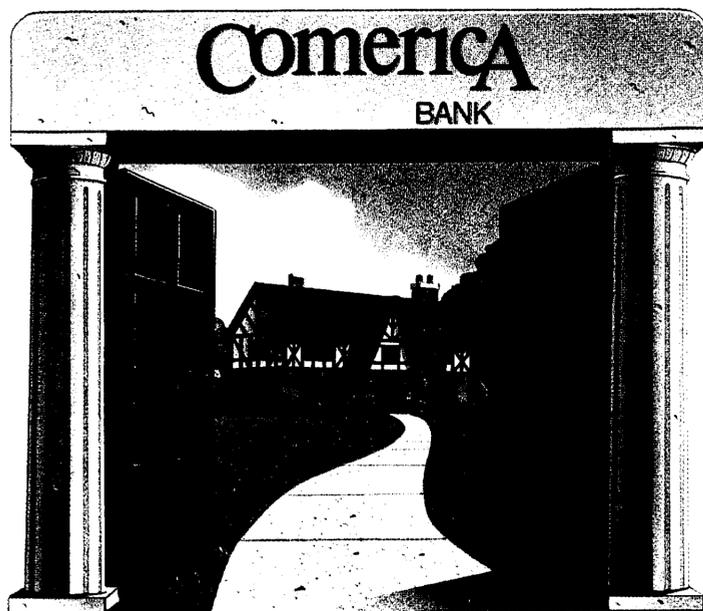


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Real Estate, Inc. **Homes**  
and Gardens®

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**SECLUDED HIDEAWAY** on 2 acres of wooded terrain in historic FRANKLIN. New carpeting, updated dream kitchen, hot tub, 2 fireplaces and paneled den. \$159,900. (B-15TH) 647-1900.



**JUST IN TIME!** Three bedroom Colonial in Midvale school area of BIRMINGHAM. Hardwood floors refinished, most rooms freshly painted, custom paper. \$165,000. (B-60LAR) 647-1900.



**ABSOLUTELY SMASHING!** Don't wait to see this totally remodeled 3 bedroom brick Ranch in BLOOMFIELD HILLS. New kitchen, new baths, private setting. \$139,000. (B-50FRA) 647-1900.



**LATHRUP VILLAGE**-Charming home on estate size lot features updated kitchen, beautiful built-ins, family room, large living room and dining room. \$119,900. (B-10MEA) 647-1900.



**APPRECIATE THE PRIVACY** that comes with the wooded setting of this BLOOMFIELD HILLS Condo. 2 bedrooms, 2 full baths with own laundry, private garage. \$111,900. (B-45WOO) 647-1900.



**TASTEFULLY DECORATED** 3 bedroom Ranch located in LATHRUP VILLAGE. Carpeting just 1 year old! 2 fireplaces, wet bar in rec room and gas BBQ. \$92,900. (B-70WIL) 647-1900.



**1940'S QUALITY UPDATED** for modern living! Completely remodeled 3 bedroom with 2 full baths plus new family room. BIRMINGHAM location near schools. \$99,900. (B-89PEM) 647-1900.



**FIRST TIME BUYER'S DELIGHT!** Better Homes and Gardens Home Warranty provided by seller. City water and sewer available for hook-up. ROCHESTER HILLS location. \$46,200. (V-24LON) 739-7300.



**SOUTHFIELD.** Spacious 4 bedroom brick and aluminum Colonial with 2½ baths, formal dining room, den, plus family room with natural fireplace, central air, and more. \$110,000. (X-80GLE) 399-1400.



**EXCELLENT LOCATION!** This 3 bedroom 2½ bath Condo is in convenient ROCHESTER HILLS location. Large family room w/fireplace, and many other amenities! \$63,500. (T-07WIL) 689-3300.



**MOVE RIGHT IN.** This completely furnished 1st floor 2 bedroom Condo near AUBURN HILLS Tech Center and GM Lake Orion includes everything but food and linens. \$45,000. (B-33BLO) 647-1900.



**CUSTOM BUILT RANCH** in OAKLAND TOWNSHIP backs to the woods. Features 1800 sq. ft. upper level and 1200 sq. ft. lower level. 2 fireplaces with heatator. MORE. \$152,000. (T-15SER) 689-3300.



**COUNTRY LANE** and a double lot surround this 3 bdrm SOUTHFIELD home. Large living rm & natural fireplace, spacious master bdrm, and maintenance free exterior. \$45,000. (X-80GOL) 399-1400.



**COUNTRY SETTING** surrounds this lovely custom built Ranch in FARMINGTON HILLS. 3 bedroom, all wood framed windows, large dinette w/doorwall to patio. \$59,900. (L-10CAS) 522-5333.

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| Shelby                  | 14   |
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| St. Clair Shores        | 12   |
| Sterling Heights        | 14   |
| Troy                    | 4    |
| Warren                  | 14   |
| Waterford               | 6    |
| West Bloomfield & Lakes | 6    |



WALK TO SHRINE OR SCHOOLS. Very clean 3 bedroom, 1 1/2 story home in ROYAL OAK. Decorated in earth tones w/country kitchen, natural fireplace and much more. \$63,900. (B-28TWE) 647-1900.

BEAUTIFUL COLONIAL featuring 4 bedrooms with walk-in closets, 1st floor study w/bookcases, 1st floor laundry, and much more in this immaculate TROY home. \$170,000. (T-20BAB) 689-3300.

PARK-LIKE SETTING in ROYAL OAK. This 3 bedroom vinyl sided Ranch w/formal dining room has natural fireplace, refinished hardwood floors, and much more. \$63,900. (X-29IRO) 399-1400.

LARGE EXCEPTIONAL COLONIAL IN TROY! This custom home is nicely decorated and professionally landscaped. Many special wood features throughout. \$149,900. (T-31CAL) 689-3300.



GREAT FOR ENTERTAINING! This spacious open floor plan features an impressive fireplace, 6 panel doors, central air, and so much more. TROY! Priced at \$199,000. (T-57LON) 689-3300.

THREE BEDROOMS IN ROYAL OAK. This is the perfect starter or retirement home w/newer carpet, nu-sash windows, master bedroom w/sitting area or den. Maintenance free exterior. \$43,000. (X-17BAR) 399-1400.

CUSTOM WILLIAMSBURG! Beautiful 4 bedroom, 2 1/2 bath Colonial in TROY decorated in neutral tones with many wood amenities inside. Priced at \$137,900. (T-72MAR) 689-3300.

IMMEDIATE POSSESSION of this two bedroom home in TROY decorated in neutral tones with custom drapes, hardwood floors in bedrooms, dining room, family room, and more. \$55,500. (T-61RED) 689-3300.



HOME OWNERSHIP can be your dream come true in this cozy 3 bedroom Ranch. Nicely decorated w/carpeting throughout. Quiet HAZEL PARK setting. \$32,000. (M-65MIL) 268-6000.

MAGNIFICENT BRICK COLONIAL w/frml dining room, two fireplaces, two walk-in closets, maintenance free back yard, and walking distance to elem. TROY home is \$149,900. (T-83COT) 689-3300.

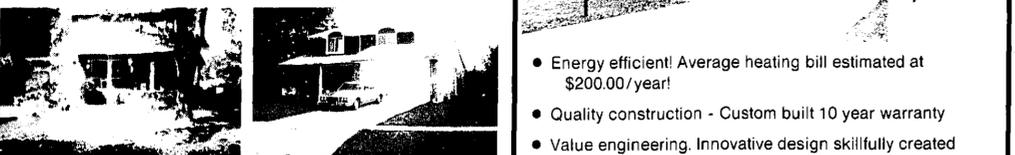
TOWNHOUSE STYLE Condo in north ROYAL OAK with two bedrooms, finished basement, central air, stove & refrig, washer, dryer, and occupancy at closing. \$46,800. (X-15MAR) 399-1400.

WELL CARED FOR 3 bedroom home in TROY features 1 1/2 baths, 2 car garage, natural decor and much more. Priced at \$57,500. Call today for details. (T-25WAT) 689-3300.



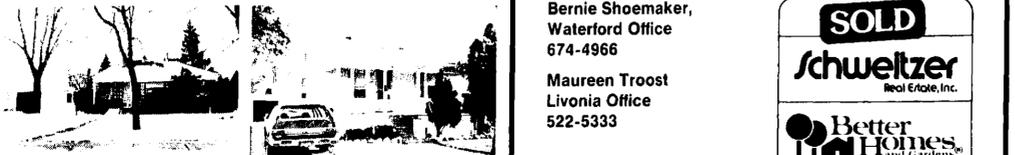
4 BEDROOM RANCH is beautifully decorated with new carpet and windows. New master suite w/bath and breakfast room. This top hill Ranch in TROY is priced at \$149,900. (T-24TUT) 689-3300.

JUST LISTED! Located in a quiet neighborhood of ROYAL OAK. This home features crown moldings, all appliances, garage with new roof and more. Priced to sell. \$46,900. (T-20EDG) 689-3300.



MUCH UPDATING has been done to this ROYAL OAK home with 3 bedrooms, 1 1/2 baths, family room and a beautiful yard w/fruit trees on an extra size lot. \$71,500. (X-34MER) 399-1400.

PROFESSIONALLY LANDSCAPED 4 bedroom Colonial in TROY is almost new and features a lovely earthtone decor, carpeting, 1st floor laundry, 2 car att. garage and sprinkler. \$92,500. (M-46SHA) 268-6000.



INCLUDES EVERYTHING! Quality home in OAK PARK featuring wet plaster, 3 bedrooms, basement, and garage. Large fenced yard on tree lined street. \$29,000. (X-60RID) 399-1400.

INCOME-RENTAL UNITS! This FERNDALE house is well built and nicely laid out. Includes 2 car garage, full basement, and more. Brought up to city code in 1980. \$28,900. (X-57SPE) 399-1400.

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Livonia Office  
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The Optimum Value Engineered Home



EXPERIENCE LUXURY — Strategically perched on over an acre of wooded terrain in Springfield, this custom Colonial has a spectacular panoramic view of the surrounding countryside from every window. Its many custom features serve to make your life easier and enjoyable. Call now for the exciting details! \$198,000. (S-10) 625-9700.



LAKEFRONT TUDOR on a one acre point on "all sports" Lake Orion. This surprisingly secluded home has a view from every window. There are three bedrooms, fireplaces, French doors, gourmet kitchen and many other features. Included is a fully appointed guest residence. (86-016) 674-4966.



EXCEPTIONAL QUALITY, decorating and elegance, found only in Plymouth. This two-story custom built home boasts of four master bedroom suites — each complete with full bath and walk-in closets. Family room with adjacent Florida room. Professionally finished lower level with study and full bath. (P-47MEA) 453-6800.



OVERLOOK THE LAKE — Situated on over 42 scenic acres, this extraordinary Contemporary commands a superb view of the private lake from its large deck. Custom designed for your lifestyle with a beautiful wall-to-wall stone fireplace, cathedral ceiling, spiral staircase and more. \$325,000. (S-17) 625-9700.



EQUESTRIAN ESTATE nestled in beautiful Livingston County. This 136 acre horse Ranch offers you the seclusion and distinction you desire. Breathtaking 5,000 sq. ft. of living space includes 4 bedrooms, 2 kitchens and walk-out recreation room to in-ground pool. Included are 2 barns and 100 acres of prime hay. \$495,000. 349-1515.



A BIT OF YESTERDAY is reflected in this contemporary adaptation of a Tudor Quad, located in beautiful Bloomfield Hills. Inside discover a family room and garden room overlooking a park-like setting. Mint condition and outstanding quality make this the home for your special family. \$234,900. (B-04SQJ) 647-1900.



**SHARP!** Brand new Contemporary Quad in ROSE TWP. Nicely landscaped over an acre with trees. Three bedrooms, 1½ baths. Call for personal showing. \$67,900. (S-110) 625-9700.



**SPRING'S ALMOST HERE!!!** Start the season off with a new home. Immediate possession. 3 bedroom Quad w/energy efficient woodburning stove and central air. \$86,500. (85-122) 674-4966.



**UPPER SILVER LAKEFRONT!!** 3 bedroom Quad with over 100 ft. of frontage on lake. Private setting w/lots of trees and many gardens. \$135,000. (S-85) 625-9700.



**NICE LITTLE HOME.** Situated on a canal to CRESCENT LAKE. Bath and changing room in rear of garage. Large covered patio. Area well maintained and neat! \$53,900. (S-92) 625-9700.



**EASY MAINTENANCE.** Real stone construction. 1½ story home w/4 large bedrooms, 2 full baths, finished walkout basement to large backyard. Double lot. \$54,900. (86-013) 674-4966.



**ONE OF A KIND!** Snuggled on 10+ wooded acres is your chance to enjoy "estate living". 2-story living room, large kitchen, indoor pool and 3-story horse barn. \$175,000. (W-75ROW) 683-1122.



**BEAUTIFUL RANCH!** This gorgeous Contemporary sits on 3+ acres in SPRINGFIELD. Four bedrooms, sloped ceiling in master bedroom, great fireplace, jacuzzi. \$160,000. (S-15) 625-9700.



**COUNTRY COLONIAL IN CLARKSTON!** Four bedrooms, 2½ baths, family room with beautiful California driftstone fireplace. Located on 1½ acres. Owner anxious. \$115,000. (S-123) 625-9700.



**LIVE WHERE YOU PLAY!** Large brick Ranch on beautiful Manito Lake. 150 ft. of pretty lake frontage. Three bedrooms, two car garage, fireplace, boat house, dock. \$129,900. (86-020) 674-4966.



**QUALITY CONSTRUCTED** Ranch set on large lot. Decorated in neutrals with lovely updated kitchen, central air, sunken living room with beamed ceiling. \$97,500. (W-40NIN) 683-1122.



**LUXURY CONDO.** Great CLARKSTON location for this 2 bedroom, 1½ bath townhouse. A must see for the discriminating buyer! Priced at \$74,000. (S-14) 625-9700. (86-018) 674-4966.



**YOU MUST SEE** this newly listed 3 bedroom Ranch in excellent area of WATERFORD. Walking distance to grade school. Large living room, full basement. \$54,500. (86-018) 674-4966.



**IT'S A GREAT TIME TO MOVE** to this 4 bedroom aluminum Colonial in pleasant area of WATERFORD. Added extras. Full finished basement and two car garage. \$66,700. (86-025) 674-4966.



**WEST BLOOMFIELD.** Charming 3 bedroom Ranch on double lot. Split rail fence. Close to lake—privileges on Middle Straits Lake. Neutral decor. \$73,500. (W-34MID) 683-1122.



**NEW LISTING!** Large Quad-level home in excellent neighborhood. 4-5 bedrooms, natural fireplace and 2 car garage. Land Contract terms available. \$81,500. (86-019) 674-4966.



**WALNUT LAKE FRONTAGE.** Custom home in beautiful wooded setting with 20 ft. easement on lake with dock. Quality features: wood windows, ceramic tile, sauna and more. \$249,000. (W-80WAL) 683-1122.



**LAKE PRIVILEGES** are yours with this charming brick Ranch set on lovely lot in W. BLOOMFIELD. Breezeway and garage. Natural fireplace and W. Bloomfield Schools. \$67,500. (W-26WES) 683-1122.



**WEST BLOOMFIELD.** Quality and charm accent this spacious four bedroom Quad sited on a large wooded lot. All the desired features are here in an enviable location. \$185,000. 349-1515.



**ELEGANT PEBBLECREEK CONDO.** Upper G. Ranch Model with 2-story foyer, den, central air, basement, attached garage and lovely decor. Move-in condition. \$137,900. (W-16BR) 683-1122.



**CUSTOM RANCH** in WEST BLOOMFIELD with 3 bedrooms, 2½ baths, family room with fireplace, formal dining room, first floor laundry, basement, and attached garage. \$109,900. (X-43VER) 399-1400.



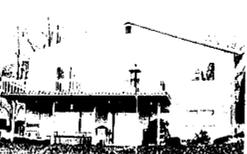
**PERFECT FOR THE SPRING BRIDE!** Cozy two bedroom Ranch. Aluminum sided for easy care. Full basement, detached garage. Nice treed lot. Attractively priced at \$38,500. (86-003) 674-4966.



**LOVELY OTTER HILLS.** Quality Ranch backing wooded area in WATERFORD. Nicely landscaped, slate foyer, 2 fireplaces and finished rec. room. Pool, park, etc. \$84,900. (W-22BOW) 683-1122.



**IMPECCABLE!** Large maintenance-free, all brick Ranch in good WATERFORD location. 2 bedrooms, 2 car garage, fireplace and open floor plan. \$56,900. (86-021) 674-4966.



**LAKEFRONT LIVING** on private all sports lake in WHITE LAKE TWP. Beautiful sandy beach, seawall and dock. Home is ideal for entertaining and family living. \$129,900. (W-70EL) 683-1122.



**NORTHVILLE.** Older 3 bedroom home w/desirable in-town location. Family room, dining area, newer furnace, large lot w/mature trees. 2-car garage. \$55,000. 349-1515.



**FARMINGTON** — Desirable Villa Capri offers this 3 bedroom brick Ranch. Country kitchen, beautifully remodeled bath. Basement and 2-car garage. On corner lot. \$59,900. (L-86BRA) 522-5333.



**NORTHVILLE**—3 acres of quiet privacy overlooking treed acreage. 4-5 bedroom brick Ranch has heated garage and workshop. Swimming pool. Close to town. \$210,000. (P-90VAL) 453-6800.



**NORTHWEST LIVONIA.** First offering on this clean 4 bedroom Colonial with center hall entrance. 2½ baths, formal dining room, family room with fireplace. \$92,900. (L-25LAD) 522-5333.



**PLYMOUTH**—Maintenance free aluminum sided Ranch features 3 bedrooms, hardwood floor w/2 car attached garage. All appliances included. \$54,900. (P-76SHE) 453-6800.



**5 ACRES IN CANTON**—Sculptured and stipled plaster, leaded glass windows, ornate cast fireplace in large living room, fieldstone fireplace in rec. room. \$150,000. (P-05CAN) 453-6800.



**WEDGEWOOD VILLAGE TOWNHOUSE.** Charming 3 bedroom, 2½ bath townhouse located in very desirable area of PLYMOUTH. Close to shopping. Formal dining area and more. \$87,500. (L-65ERI) 522-5333.



**PLYMOUTH**—Lovely treed lot in prime city area. This one-of-a-kind home features large living and dining room, 2 natural fireplaces and generous kitchen. \$125,900. (P-16HER) 453-6800.



**NORTHVILLE.** Prestigious Lexington Commons is the site of this 4 bedroom home. Family room, dining room, fireplace, 2½ baths and a 4 car garage. \$134,900. 349-1515.



**SALEM TWP.** Custom built 3 bedroom home on a 20 acre horse farm. Family room, dining area, den, new 36x50 barn, pastures and spring-fed pond. \$189,500. 349-1515.



**NORTHVILLE.** Entertainer's paradise. Two acres of towering trees in desirable area. Exquisite four bedroom Ranch w/indoor granite pool, plus many fine amenities. \$245,000. (L-57MEA) 522-5333.



**FIRST OFFERING.** 4 bedroom, 2½ bath Colonial in LIVONIA. Formal dining, family room w/fireplace, central air & attached 2½ car garage. \$82,900. (L-45BUC) 522-5333.



**NORTHVILLE.** Quality built 3 bedroom home on 3.2 acres. 3 baths, family room, 2 fireplaces, dining room, finished basement, 5 stall barn. Paddock overlooking park. \$159,900. 349-1515.



**EXECUTIVE CANTON AREA** — Quality abounds in this spacious 4 bedroom, 2½ bath Colonial. Offers maple cabinetry, banisters, bay window, and hardwood floors. \$152,900. (P-51MUR) 453-6800.



**COUNTRY SETTING** for this huge 4 bedroom, 2½ bath Quad nestled on a spacious lot on WESTLAND/LIVONIA border. Formal dining room, family room w/fireplace. \$79,900. (L-92GRA) 522-5333.



**DEARBORN**—Formal dining "L" included in this 3 bedroom, 1½ bath brick Ranch with large modern kitchen, full finished basement, fenced yard & 2 car garage. \$56,900. (L-24BER) 522-5333.



**NOVI.** Cozy 3 bedroom home on premium lot. 1½ baths, country kitchen, pantry, door-wall in living room. Master bedroom has 2 walk-in closets. Built 1983. \$86,900. 349-1515.



**NORTHVILLE.** Older 3 bedroom home in quiet, restful surroundings. Dining room, basement, 2 car garage, hardwood floors. Walk to downtown Northville. \$63,900. 349-1515.



**SALEM TWP.** Custom built 4 bedroom Quad on 7.5 acre horse farm. 40 stall barn with indoor arena. 30x52 second barn. Family room, 2½ baths, finished walk-out lower level. \$195,000. 349-1515.



**WOW!** Look at these terms! Sharp 4 bedroom, 2½ bath Colonial located in CANTON. Den, 1st floor laundry, wet bar and fireplace in family room. \$137,900. (P-41STR) 453-6800.



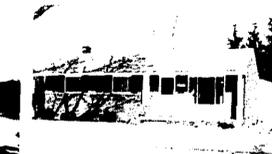
**A REAL SURPRISE INSIDE!** Walk to town from this Plymouth home with updated and remodeled kitchen, large formal dining room, wood appointments, more. \$85,000. (P-90WIL) 453-6800.



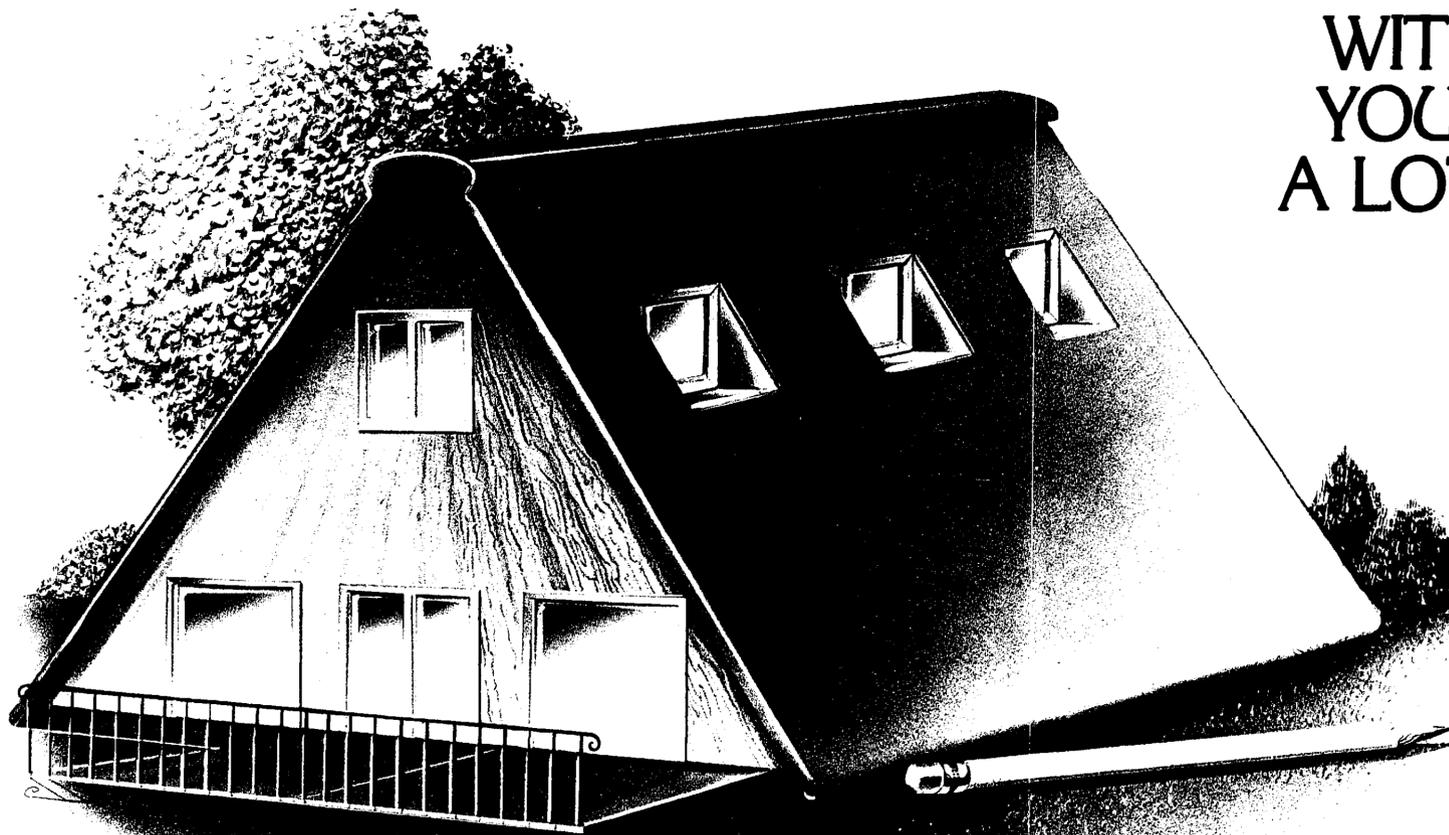
**GARDEN CITY**—Remodeled kitchen plus nice family room in this sharp 3 bedroom brick Ranch. Newer vinyl clad window, furnace replaced with high efficiency unit. \$52,900. (L-35MAR) 522-5333.



**LYON TWP.** \$25,000 reduction from original price! Custom built 3 bedroom home on 10½ acres. Walk-in closets, family room with fireplace and horse barn, corral. \$175,000. (P-05CUR) 453-6800.



**LIVONIA**—Brick Ranch with all the "wants", 3 bedrooms, 1½ baths, remodeled kitchen, family room with fireplace, full basement, 2 car garage. Upgraded carpet. \$68,900. (L-34ROB) 522-5333.



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**DISTINCTIVE LAKEVIEW RESIDENCE.** Spectacular and well maintained five bedroom, three and a half bath Colonial blends timeless dignity with the splendor of a large lot and lake view. Unique Grosse Pointe City home features library, sun room, family room, and three car garage with apartment. (H-03LAK) 885-2000.



**EXCLUSIVE LOCATION** — The setting for this magnificent residence is without peer! Located across from the country club in Grosse Pointe Farms, this charming Colonial is graced by some of the finest appointments. Enjoy winters by one of five fireplaces... summers admiring the garden with surrounding brick walls. (H-80PRO) 885-2000.



**WATERFRONT RESIDENCE** in Harrison. This stately Colonial offers you 3,400 sq. ft. of luxurious living including a living room, dining room and French doors leading to wrap around porch. The entire second floor of this home is a paneled recreation room for your enjoyment. Steel seawall and maids quarters included. \$300,000. (C-26LAM) 286-0300.



**SPECTACULAR LAKE VIEW** from this six bedroom, four and a half bath "Italian Villa" set on just under an acre of land on Lakeshore in Grosse Pointe Shores. Discover everything you desire in a home: huge living room with natural fireplace, library, maids quarters, two sun rooms and more! \$395,000. (G-77LAK) 886-4200.



**THE LURE OF LAKE ST. CLAIR** — Envision the magnificent view which is yours in this beautiful four bedroom lakefront Contemporary in St. Clair Shores built by Walter Mast. This well insulated and sealed home is built above most area homes. Features master bedroom with cathedral ceiling and balcony overlooking the lake, gourmet kitchen, deluxe master bath, and a no-flood basement. Call today for more. (G-06JEF) 886-4200.





**GOOD DETROIT LOCATION** near Manoojian Mansion. Large family home with 4 bedrooms, formal dining room, family room and billiard room. Pewabic tile accents. \$75,900. (G-35L0D) 886-4200.



**LIVE LIKE A KING** in this "little Italian castle" located in GROSSE POINTE FARMS. Imported tile, central air, sprinkler system and much more. \$119,900. (F-85ALL) 886-5800.



**GROSSE POINTE CITY**—You'll enjoy the prime location, as well as the house itself w/country kitchen, 1st floor laundry, natural fireplace and 2 bedrooms. \$119,900. (S-26UNI) 777-4940.



**DOUBLE YOUR PLEASURE**—as a live in owner or landlord of this 2 family income in desirable GROSSE POINTE PARK location. Well maintained, structurally sound. \$84,900. (F-54NOT) 886-5800.



**AFFORDABLE ANSWER** to your investment or housing needs. Great family home in excellent area of Detroit has 4 bedrooms, central air, full basement and much more! \$25,900. (M-81ANN) 268-6000.



**WISE INVESTMENT** near the village in GROSSE POINTE CITY. This English Tudor Condo is close to shopping, churches, hospital and transportation. Just \$108,000. (F-39RIV) 886-5800.



**GO AHEAD, FALL IN LOVE** with this English style Bungalow. Beautifully decorated with natural woodwork, large bedrooms & GROSSE POINTE CITY location! \$83,000. (H-82UNI) 885-2000.



**FIND COMFORT AND LUXURY** in this 4 bedroom Colonial w/whirlpool, 2 full baths, 1st floor laundry, dining room, basement & Anderson windows. GROSSE POINTE SHORES. \$194,500. (F-83GRE) 886-5800.



**YOU'LL BE IMPRESSED** with the excellent location and floor plan of this HARPER WOODS Ranch. Set on a large lot with full brick fireplace and many other features. \$69,500. (F-65OLD) 886-5800.



**GREAT FAMILY HOME!** Enter this newer Colonial through the 2-story foyer w/circular stairs & discover 4 bedrooms, 2½ baths & family room. GROSSE POINTE PARK. \$189,500. (H-02DEV) 885-2000.



**PINNACLE OF CONDOMINIUMS.** Detroit Towers is a landmark on the DETROIT waterfront. 2340 sq. ft. floor plan includes bay window, lavish showers and more! \$133,500. (G-62JEF) 886-4200.



**A BEAUTY OF A HOME** with family room, fireplace, remodeled kitchen, all new vinyl windows, gas grill, and 3 bedrooms for \$65,900 in GROSSE POINTE WOODS. (F-22HOL) 886-5800.



**SPIC & SPAN** 3 bedroom brick home with aluminum trim located in DETROIT. All new thermo pane windows, nice dining area, central air and large bedroom upstairs. \$29,900. (S-84ROS) 777-4940.



**LET YOUR RENTERS MAKE THE PAYMENTS!** This 2-family home has 8 rooms and 3 full baths. Enclosed sun porch and separate yards in GROSSE POINTE PARK. \$169,900. (H-52TRO) 885-2000.



**LAND CONTRACT** for this lovely 3 bedroom brick home on quiet DETROIT street. Enjoy the corner lot location and loads of extras: fireplace and air conditioning. \$34,000. (V-11EDM) 264-3320.



**S-H-H-I!** Don't tell anyone until you've seen this completely redecorated 4 bedroom Colonial in prime DETROIT neighborhood. Equipped kitchen, sun room and alarm. \$47,900. (G-00HAR) 886-4200.



**EXCELLENT PRICE** for this ideal home for the large family. This custom built brick and aluminum Colonial in ST. CLAIR SHORES is very well maintained. Call for details. \$82,500. (F-08NEW) 886-5800.



**SURPRISINGLY SPACIOUS** brick Bungalow located in GROSSE POINTE CITY. Recently redecorated with newer windows and carpeting. 3 bedrooms, 2 full baths, artists studio. \$87,900. (G-32NOT) 886-4200.



**SPIT AND POLISH** has been given to this GROSSE POINTE WOODS home with family room, built-in bookcases, custom window treatments and newer heating system. \$94,800. (F-39HOL) 886-5800.



**BONUS!** Extra 40' lot included in the price of this cute 3 bedroom GROSSE POINTE FARMS Colonial. Natural fireplace in living room. Many newer features. \$96,900. (G-36MOR) 886-4200.



**FURNISHED STARTER**—Owner is anxious, so bring your offer on this completely furnished 2 bedroom Bungalow in DETROIT. Attic is partly finished for 2 extra rooms. \$24,900. (V-36EAS) 264-3320.



**PACKAGE DEAL IN DETROIT.** House and lot are yours at Land Contract terms. 3rd floor w/2 bedrooms, bath and tub. 2nd w/bedroom, fireplace and bay window. \$125,000. (H-61BUR) 885-2000.



**WALK TO SCHOOLS** from this center entrance Tri-level located in prime area of GROSSE POINTE FARMS. 4 bedroom home has 3½ baths and refreshing pool! \$165,000. (F-40LOT) 886-5800.



**PRIME LOCATION** for attractive GROSSE POINTE FARMS Colonial featuring 3 bedrooms, 1½ baths, knotty pine family room, central air and fireplace. \$109,500. (G-22LOT) 886-4200.



**GORGEOUS VIEW** of lake from home in HARRISON TWP. Features family room, dining room w/eating space in kitchen, 1st floor laundry, modern kitchen. \$89,900. (C-14LAK) 286-0300.



**WELL MAINTAINED** Spit and polish has been given to this one owner home. Large rooms make for comfortable living. Possession upon completion of condo. E. DETROIT. \$59,950. (S-24COL) 777-4940.



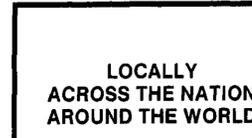
**ON THE WATER!** Custom 3 bedroom Colonial offers you 2½ baths, huge family room, natural fireplace, 1st floor laundry and steel seawall. ST. CLAIR SHORES. \$158,900. (S-15LAN) 777-4940.



**GOOD AREA!** Look no further! This ROSEVILLE home has a remodeled kitchen and bath, finished basement and upstairs, large garage and opener, hardwood floors. \$48,900. (M-11FOR) 268-6000.



**MAKE A CLEAN START** in this 2 bedroom Ranch in ROSEVILLE. Family room w/free standing fireplace, now being used as a master suite. Nice house for retirees or newlyweds. \$32,900. (C-81BEL) 286-0300.



**WHY RENT?** When you could own an outstanding 2 bedroom brick Condo in Sunset Circle in ST. CLAIR SHORES. 9 units with color coordinated appliances and more. \$44,900 each. (G-00SUN) 886-4200.



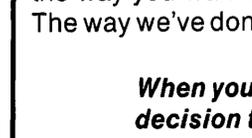
**PRIDE OF OWNERSHIP ABOUNDS!** This ROSEVILLE residence features Pella windows w/inside blinds, central air, extra insulation and fireplace. Great terms! \$62,900. (S-36WEL) 777-4940.



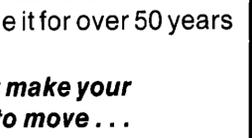
**1/2 ACRE ON OPEN LAKE.** Custom built home in ST. CLAIR SHORES w/modern kitchen, boathouse w/guest room. All new aluminum trim, storms & screens on brick home. \$200,000. (S-10KOE) 777-4940.



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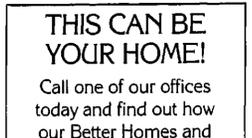
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**WATCH THE ANCHOR BAY SUNSETS** from this all brick Ranch on the lakefront in FAIR HAVEN. Completely updated and ready for you to move right in. Call today! \$54,900. (C-88ANC) 286-0300.



**OFFICE SPACE FOR LEASE.** 1400 sq. ft. in great location of ST. CLAIR SHORES. Reception area plus extra room & entrance. All divided for sep. office areas. \$850.00. (S-00HAR) 777-4940.



**EXCELLENT STARTER HOME** on double lot in E. DETROIT. Freshly painted 3 bedroom home with 2½ car attached garage and finished basement. \$42,000. (S-31LAM) 777-4940.



**PRIME WATERFRONT PROPERTY.** 3 bedroom brick Ranch on double lot in HARRISON TWP. 100' of canal frontage, large family room, 2 car garage and more! \$145,000. (F-91LAK) 886-5800.



**OPEN LAKE VIEW** from this 4 bedroom Tri-level in ST. CLAIR SHORES. Enjoy having your own year-round resort with sun and fishing deck. Reduced to \$194,000. (G-01STA) 886-4200.



**DON'T MISS IT!** This ROSEVILLE brick Ranch offers 3 bedrooms, full basement, natural fireplace in living room, and more. Needs a little T.L.C. Priced at \$46,000. (C-15MEI) 286-0300.



**COMFORTABLE LIVING** for retired couple. Super 1 bedroom Co-op close to shopping, churches & transportation. Fully carpeted, air conditioned. E. DETROIT. \$31,900. (S-10KEL) 777-4940.



**PANORAMIC VIEW.** Watch boats on the ST. CLAIR RIVER from this lovely maintenance free brick Ranch with large master bedroom and Florida room. \$162,500. (V-47PAR) 264-3320.



**CIRCULAR CANAL**—English Tudor Colonial boasts of 3 bedrooms plus parent's hide-away! Steel seawall plus private swimming beach. ST. CLAIR SHORES. \$159,900. (S-06MAP) 777-4940.



**Page 13**

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**GIVE YOUR LANDLORD THE NEWS!** You're moving to this WARREN home with plenty of room for the family. Formerly a 2-family with re-conversion possible. Just \$26,900. (H-32GEO) 885-2000.



**CALIFORNIA DREAMING...** Lovely contemporary California Ranch in CLINTON is your dream come true with central air, crown moldings, sound system and dual fireplace. \$129,500. (V-74RIV) 264-3320.



**SUMMERS ARE SPECIAL** in this lovely CLINTON Colonial with central air and nicely landscaped yard. Assume the Land Contract and this 4 bedroom home is yours! \$87,500. (V-01BRI) 264-3320.



**COME HOME TO QUALITY.** Set on a private pie-shaped lot w/trees, this cozy family home has huge kitchen & beautiful library. Located in CLINTON TWP. \$129,900. (M-65MAR) 268-6000.



**EARTH BERMED** for energy efficiency! Custom home w/great room, 3 bedrooms, huge lot, new furnace, hot water heater & roof. Must sell this MT. CLEMENS home fast! \$98,000. (S-15BRE) 777-4940.



**FIRST TIME BUYERS DELIGHT!** Cute little 4 bedroom Bungalow in WARREN on a nice quiet street with a home protection plan. Move in condition. Priced to sell quick! \$27,900. (C-98REP) 286-0300.



**PRICED TO SELL QUICKLY.** Nice 2 bedroom home needs a new owner! Seller has another home and needs to sell fast. Large laundry room is among features. WARREN. \$29,900. (M-77ALV) 268-6000.



**BEAUTIFUL RANCH!** This STERLING HEIGHTS Ranch has wet plaster, finished basement with full bath, mantled fireplace, sprinkler system and more! \$81,500. (M-74TRI) 268-6000.



**TIP TOP!** You'll find a large master bedroom with private bath & walk-in closet in this cozy home in SHELBY. Large patio with double gas grill. Many extras! \$95,900. (V-86FEA) 739-7300.



**SIMPLE ASSUMPTION** for unique home in MT. CLEMENS' finest area. Beautiful new solar family room, equipped kitchen, track lighting and more! All for \$82,500. (G-67BRE) 886-4200.



**QUAINT CAPE-COD** on almost 1/3 acre in SHELBY TWP! Private balcony overlooks the large backyard. New copper plumbing, one year roof & warranty. Utica Schools. \$46,500. (C-10SHE) 286-0300.



**EXTRAS! EXTRAS!** Read all about it! This SHELBY home has central air, heated Florida room, 1st floor laundry, sprinkler system, gas grill, and extra insulation! \$84,900. (V-80FOR) 739-7300.



**"ON THE RIVER"**—Fulfill your dreams of a relaxing life on the river in this custom, cozy home with formal dining room, enclosed Florida room & porch. MACOMB. \$62,900. (V-95NOR) 264-3320.



**CHARM GALORE!** Custom built on almost an acre in STERLING HTS., this charmer has many extras: hardwood floors, wet plaster, extra insulation and more. \$85,900. (V-60SIX) 264-3320.



**LARGER THAN IT APPEARS!** 4 bedroom Ranch has living room, family room plus a rec room. This home is in MACOMB TWP., close to L'Anse Creuse Schools. \$63,500. (C-82ABI) 286-0300.

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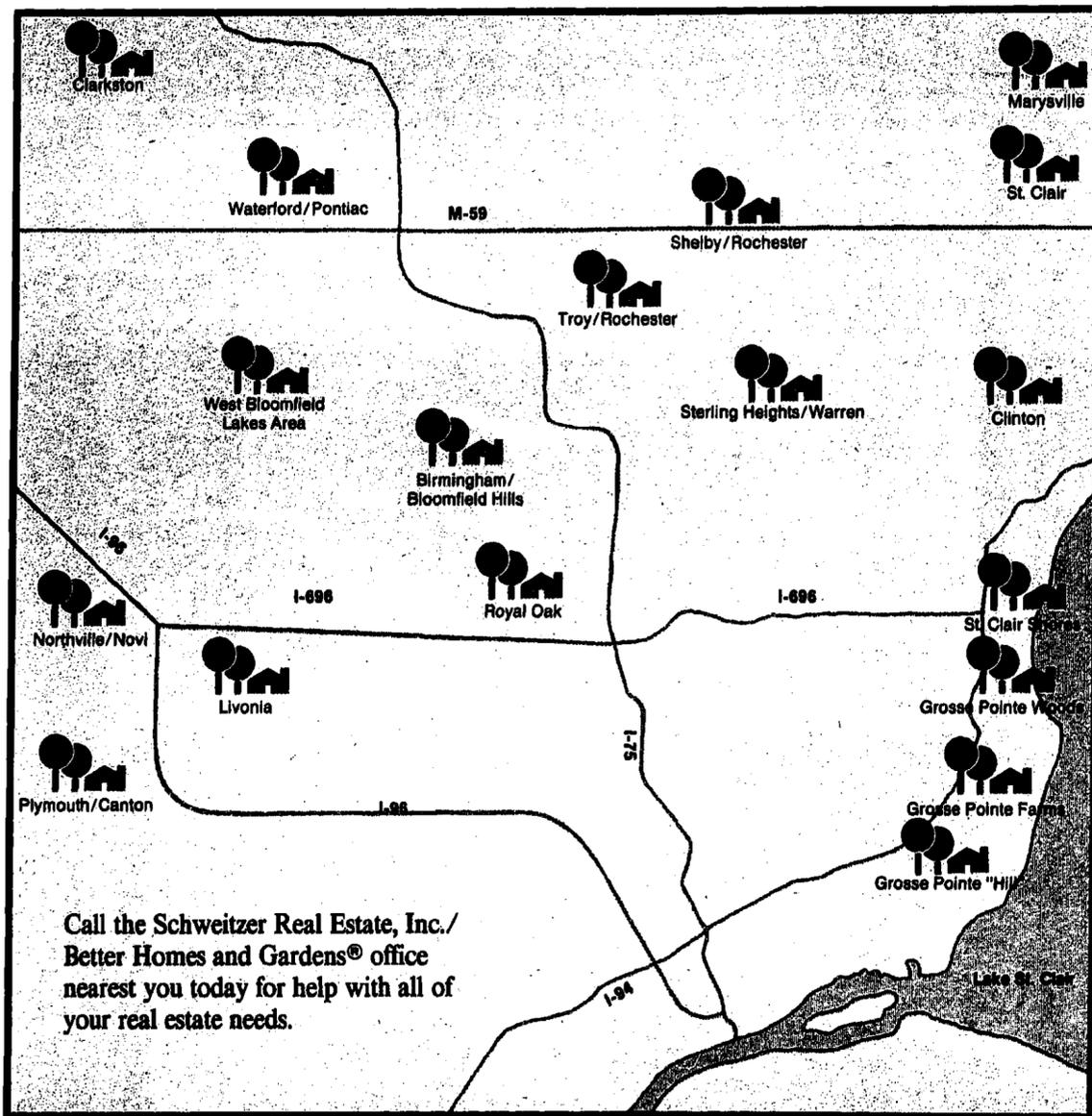
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