ASSOCIATION ANNUAL BARBECUE
Wednesday, July 26
BRING PROSPECTIVE MEMBERS
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Photo Courtesy of D.A. Alexander & Company
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Fireclass has been installing and servicing factory built fireplaces for almost 20 years. We have been named to the Innovative (Lennox) Hearth Products Presidents Club numerous times. This is their most prestigious award, given to their top 20 distributors nationwide. At Fireclass, installing your factory built fireplace is just the beginning. We not only service what we sell, we will service all makes and models of fireplaces.

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We are now installing seamless gutters.
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   Benefits of Belonging — Join Us!

At the Parade of Homes Kick-Off Party sponsored by Lake Michigan Credit Union. George Mager and HBA Past President Stuart Michaelson (center) of Windmill Homes, receiving their Blue Ribbon award plaque from HBA CEO Michael Stoskopf (left) and Sponsor Eric Burgoon of LMCU.

Tom Adler (left), Mark Adler and Laura Adler. Mark Adler Homes won a Blue Ribbon in the Parade of Homes architectural judging for The Belmont II in Berkley.

Enjoying the Parade of Homes Kick-Off Party, HBA Past President Fred I. Capaldi (left) with Todd Hallett and Katie Hallett of TK Design & Associates.
Fire is a life-sustaining, but also a destructive force of nature, and as such, it has a mesmerizing and mystical aura. Humans have been drawn to fire throughout the ages. It is no wonder that fireplaces, fire pits and outdoor cooking areas continue to grow in popularity with homeowners. Even in Michigan, where the window on summer weather is much shorter than in southern states, there is a strong demand for fireplaces and outdoor cooking and entertaining areas.

According to Kent Poll, with Williams Distributing, fireplaces are one of the top three amenities that homeowners request. "Fireplaces also provide a really strong value-added benefit for resale," said Kent. The National Association of Realtors Center for Real Estate Research reports that a fireplace can increase the value of the average home by 6-12 percent. This may explain why Kent has seen a shift over the years from the utilitarian aspect of owning a fireplace to the design aspect. "Homeowners are not asking about how much heat a unit outputs as much as they are focused on the fireplace design aspect," said Kent. "Since the fireplace is often the focal point of the house, they want fireplaces that blend well with the décor of the home."

Linear fireplaces are very popular, both in gas and electric notes Kent. "Even in new construction high-end homes, we have been seeing the addition of linear electric fireplaces." Now, the linear-shaped fireplace has come to the wood-burning market with Heatilator’s launch of the Longmire, the company’s first true, linear wood-burning fireplace. "This new linear wood burning fireplace can be installed inside or outside," said Kent. Customizable with black or stainless steel front finishes, the elongated shape accommodates logs up to 30 inches long. It is outfitted with hideaway glass and screen doors that can slide up and out of sight using removable handles. A hinged door swings from one side, so there is nothing obstructing a homeowner’s view of the fire.

One of the companies that pioneered the linear fireplace, Montigo, recently announced the launch of its Distinction Series. "I am really excited about this fireplace," said Charlie Tait with FireClass Fireplaces / FiberClass Insulation. "It is the next step-up in linear fireplaces." The Distinction has a broad 63” of viewing area and the desired media can now completely cover the bed of the fireplace, enhancing ambiance even when the fireplace is not in use. The flame and heat can be turned down 50 percent, and the fireplaces come standard with circulating fans, reflective ceramic glass liners, multi-color LED up-lighting, ceramic glass and a full-function remote. "The LED lighting does a great job of highlighting the inside of the fireplace," said Charlie.

The choices of media in a fireplace continue to expand. "Larger, colored rocks have been popular lately," said Charlie. Logs in gas and electric fireplaces are looking more realistic than ever before and so too are variations on the traditional mantel offerings. "We have a high temperature, non-combustible mantle in our showroom which is actually made of concrete," said Charlie. "That mantle looks like it is made of barn-wood beams."

Fireplaces are becoming more popular for outdoor entertaining areas, especially outdoor living room and kitchen areas. "People are moving kitchens outdoors with built-in grills and outdoor fireplaces, as well as barbecues such as the Big Green Egg," said Mike Fournier with Big George's Home Appliance Mart. For indoors, Mike notes that the majority of fireplaces they sell are high efficiency direct-vent gas models. For outdoor fireplaces, both gas and wood are equally popular. While gas grills have maintained their market dominance, Big George’s is seeing an expanding market for pellet grills and Big Green Eggs, which are higher-end charcoal ceramic cooking systems. "Big George's is one of the largest retailers of Big Green Egg products in Michigan," said Mike. "The quality is there with the Big Green Egg."

Fire pits, too, are becoming more popular in backyard areas. "People want to recreate the vacation camping experience in their backyards with fire pits and fireplaces," said Elizabeth Alexander with D.A. Alexander & Company. "We do both the design and construction of fireplaces and fire pits, as well as total design of outdoor areas." Modular systems for fireplaces, which have expanded in recent years, have assisted homeowners in being able to see what they will get and to have more options. "With the modular systems different hearths, wood boxes and even water elements can be added to enhance the fireplace," said Elizabeth. "In addition to fireplaces, it is very popular to add fire accents outdoors, such as a table with fire in the middle. Water features, such as waterfalls on each side of a fireplace, bring together the fire and water elements."

The popularity of modular fireplaces has grown, as many of the top manufacturers, such as Belgard, advertise frequently on HGTV and through social media channels. For busy homeowners, adding a fireplace to a great room, kitchen or bath can create a calm space to relax all year long, and adding a fireplace or fire pit to an outdoor area can help extend the outdoor entertaining season by months. Not only are fire features becoming less maintenance intensive, they are also offered in so many different styles, designs and colors that they can blend with any décor. While prehistoric cavemen may have discovered fire, modern manufacturers have taken it to a new level of functionality and beauty. ■
Mid-Year Economic Forecast Breakfast
WITH CONSTRUCTION ASSOCIATION OF MICHIGAN, AMERICAN INSTITUTE OF ARCHITECTS AND SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS

On Thursday, June 15, HBA, CAM, AIA-Michigan and SEMCOG joined forces to present the seventh annual Mid-Year Economic Forecast for the construction industry in southeastern Michigan. The audience of 230 members and guests enjoyed a trade show featuring 31 table top displays followed by a family-style breakfast and the program.

After brief remarks by Kevin Koehler of CAM and Bill Phillips of HBA, two economists delivered the forecast for construction, covering the remainder of this year and the coming two years. Speakers were Jeff Nutting, Lead Planner and Principal Socioeconomic Forecaster at SEMCOG and Eric Bussis, Michigan Chief Economist and Director of the Office of Revenue and Tax Analysis in the Michigan Department of Treasury. ■

THANK YOU PRESENTING & EVENT SPONSORS . . .

VISIT BUILDERS.ORG AND SIGN IN WITH YOUR MEMBER ID# FOR THE SEMCOG AND STATE OF MICHIGAN - TREASURY ECONOMIC FORECASTS AS WELL AS EVENT PHOTOS.
The Cost Of Regulations
MICHAEL C. STOSKOPF, EXECUTIVE OFFICER

In mid-June, I – along with several other HBA of Southeastern Michigan members – spent a week in Washington, DC as part of the NAHB Mid-Year Board of Directors Meeting. Part of this trip was dedicated to visiting Senators and Representatives from all 50 states to discuss the challenges facing the home building and remodeling industry.

While there are several “Federal-level” aspects that directly affect our industry (i.e., mortgage interest tax deduction, etc.), one of the most significant is the myriad of regulations that developers and builders must comply with in order to undertake a new home build or major home remodel. These same regulations translate into project costs, which ultimately become part of the price that a homebuyer pays.

This is not to say that every regulation is unnecessary or that, taken singly, each costs too much. By the same token, not every regulation is a “good regulation” and thus not every regulation is justifiable simply because it exists.

In its most recent study on this subject (2016), NAHB’s economics department estimates that 24 percent of the price of a new single family home can be attributed to the cost of adhering to regulations. For a $250,000 home that equates to $60,000. In southeastern Michigan, NAHB estimates that for every increase of $1,200 to the price of a home, there are 1,000 families that no longer qualify for the mortgage required to purchase that home. Simple math reveals that at $60,000, there are 50,000 families that now cannot afford to purchase a new home.

The impact of regulations on housing affordability was not lost on our legislators. When put in these terms, it quickly becomes clear that the need for regulatory reform is not only real but long overdue.

You can find much more detail regarding NAHB’s regulatory impact study at: https://www.nahbclassic.org/generic.aspx?sectionID=734&genericContentID=250611&channelID=311.
HBA Members at NAHB’s Mid-Year Meeting

WASHINGTON, D.C. JUNE 2017

From top row left: Carole Jones with C. Kent Conine, Chair of the NAHB Board of Governors, accepting the National Housing Hall of Fame award on behalf of her husband, Bob Jones. The award recognizes people whose spirit, ingenuity and determination have changed the nation’s housing for the better, making America one of the best housed nations in the world.

Jerry Kosmensky was honored with the 2017 Exemplary Service to Home Building Award for noteworthy contributions to housing that has had a significant impact on the nation’s home building industry.

Lynne Pratt with Dean Mon, third vice chairman of NAHB. Lynne achieved Senior Life Director status, in recognition of 20 consecutive years of service to NAHB and the building industry.

HBA’s CEO Michael Stoskopf participating in visits to legislators with members. Jerry Kosmensky, Carole Jones, Lynne Pratt and Don Pratt are shown here with Dominic Restuccia, Legislative Assistant to Congressman Mike Bishop.
The 2017 Parade of Homes ran for the full month of June and continues through the end of 2017 on the website at ParadeHBA.com. The program features 78 models, including under construction and pre-construction homes and condominiums, plus lots for sale. The Parade of Homes offers potential homebuyers a unique opportunity to visit the homes being built by 31 HBA Professional Master Builders. Visitors to the homes have an opportunity to see first-hand the latest trends in energy efficiency and green building, architecture, interior design, amenities and materials. The homes in this year’s program range in base price from $144,900 to $1,500,000.

Publicity for the program includes insert of magazines into select home delivery of the Detroit Free Press, distribution through 91 Kroger and other locations, articles in the Observer & Eccentric Newspapers, Oakland Press, dBusiness online newsletter, a radio interview on The Handyman Show with Glenn Haege and extensive online and mobile advertising. Sponsor Lake Michigan Credit Union devoted billboard advertising throughout the area to the Parade of Homes during June. They also held a Kick-Off Party for the program at LMCU’s Farmington Hills location. Over 80 attended and enjoyed a perfect evening.

If you would like to participate in the 2018 program, please contact Susan Adler Shanteau at 248-862-1016 or susanas@builders.org.

Congratulations Blue Ribbon Winners
- The Drake in Burton by V.I.P. Homes
- Charleston in Lyon Township by Robertson Homes
- Yosemite in Milford Twp. by Sandhill Associates
- Ashley in Oxford Twp. by Silverado Custom Homes
- The Belmont II in Berkley by Mark Adler Homes
- Darlington in Canton by Singh Homes II, LLC.
- The Oakmont in West Bloomfield by Windmill Homes
- Sinclair idea ShowHouse in Rochester Hills by Arteva Homes

Thank You Parade Judges
- Joe Sabatini of RE/MAX Southeastern Michigan
- Michael J. Gordon, RA of Moiseev/Gordon Associates
- Benedetto Tiseo, FAIA, NCARB of Tiseo Architects, Inc.
- Lonny S. Zimmerman, AIA, NCARB of Siegal/Tuomaala Associates
- Marty Peltier of Lake Michigan Credit Union

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Development Opportunity in Clarkston/Springfield Township

Rare island all sports lakefront development opportunity or private family compound in Clarkston/Springfield Township. 22.8 acre site situated on private Waumegah Lake. Wide picturesque concrete access bridge onto island from mainland. A lake board and lake association is established. Assessments for weed control are in place. Lake improvements include upgraded dam and augmentation well. Lake aeration system to be installed summer 2017. Property is presently zoned R2. Potential lot splits 4 off island, 5 on the island. Sites include panoramic lake and natural views. Gas to property. Clarkston public schools and several private schools are in the area. A small house and out buildings are on property. Contact broker direct for viewing instructions. Aerial drone virtual tour on YouTube Address (6225 Waumegah) $2,000,000

Edwin St. Aubin 586-457-1011
586-939-1400 Office edwin@staubinrealestate.com
Tick-borne pathogens can be passed to humans by the bite of infected ticks. Ticks can be infected with bacteria, viruses, or parasites. Some of the most common tick-borne diseases in the United States include: Lyme disease, babesiosis, ehrlichiosis, Rocky Mountain Spotted Fever, anaplasmosis, Southern Tick-Associated Rash Illness, Tick-Borne Relapsing Fever, and tularemia.

Lyme disease is the most commonly reported tick-borne disease in the United States. In 2016, the Michigan Department of Health and Human Services reported that Lyme disease has been confirmed in 30 Michigan counties (see map Michigan Lyme Disease Risk Map: 2016), and these cases are on the rise.

Outdoor workers are at risk of exposure to tick-borne diseases if they work at sites with ticks. Worksites with woods, bushes, high grass, or leaf litter are likely to have more ticks. Outdoor workers in most regions of the United States should be extra careful to protect themselves in the spring, summer, and fall when ticks are most active. To help protect workers, share and follow the CDC’s advice below.

Protect Yourself From Tick Bites When Working Outdoors:

- Use insect repellent that contains 20 - 30 percent DEET.
- Wear clothing that has been treated with permethrin.
- Take a shower as soon as you can after working outdoors.
- Look for ticks on your body. Ticks can hide under the armpits, behind the knees, in the hair, and in the groin.
- Put your clothes in the dryer on high heat for 60 minutes to kill any remaining ticks.

How To Remove A Tick

1. If a tick is attached to you, use fine-tipped tweezers to grasp the tick at the surface of your skin.
2. Pull the tick straight up and out. Don’t twist or jerk the tick—this can cause the mouth parts to break off and stay in the skin. If this happens, remove the mouth parts with tweezers if you can. If not, leave them alone and let your skin heal.
3. Clean the bite and your hands with rubbing alcohol, an iodine scrub, or soap and water.
4. You may get a small bump or redness that goes away in 1-2 days, like a mosquito bite. This is not a sign that you have Lyme disease.

Note: Do not put hot matches, nail polish, or petroleum jelly on the tick to try to make it pull away from your skin.

When To See A Doctor

See a doctor if you develop a fever, a rash, severe fatigue, facial paralysis, or joint pain within 30 days of being bitten by a tick. Be sure to tell your doctor about your tick bite. If you have these symptoms and work where Lyme disease is common, it is important to get treatment right away. If you do not get treatment, you may later experience severe arthritis and problems with your nerves, spinal cord, brain, or heart.

Antibiotics are used to treat Lyme disease. Your doctor will prescribe specific antibiotics, typically for 2-3 weeks. Most patients recover during this time. You may feel tired while you are recovering, even though the infection is cured. If you wait longer to seek treatment or take the wrong medicine, you may have symptoms that are more difficult to treat.

For additional information, visit https://www.cdc.gov/Lyme/.

Should you require additional assistance with preventing tick-borne diseases in your workplace, please contact Gary Smith, CRM, at (517) 338-3367 or gary.smith@yorkrsg.com.

Resources:

1. NIOSH Tick-Borne Diseases: https://www.cdc.gov/niosh/topics/tick-borne
Advocacy Update

WRITTEN BY FORREST WALL, CAE, STAFF VICE PRESIDENT AND INDUSTRY RELATIONS

Additional Rent Control Legislation Introduced

New legislation has been introduced in the Michigan House of Representatives allowing rent control in specific situations, with offsetting property tax breaks. House Bill 4686 would create a new law authorizing local units of government with the ability to limit rent for disabled individuals and senior citizens. An individual with a disability is defined in the bill as a person with either physical or mental disability that limits one or more major life activities of the individual. Senior citizen is defined in the bill as someone 62 or older, but the rent limitation would not apply to a person 70 or under unless the person has lived in their dwelling for the last 5 years. The legislation calls for local units of government with rent control ordinances to provide a property tax break to property subject to the rent control ordinance. The tax break takes the form of an exemption from ad valorem property taxes, with a specific tax taking its place. The specific tax is figured by taking the amount of tax that would have been collected on the parcel as though it was not exempt from ad valorem property tax, minus an amount determined by the local government but not exceeding the ad valorem tax. Also introduced is House Bill 4687, which amends the existing law preempting local rent control to allow for the rent control proposed under House Bill 4686.

These new bills join HB 4456, proposed earlier this year, which would completely repeal the law prohibiting local governments in Michigan from enacting rent control ordinances. The preemption of local rent control is one of the most significant legislative accomplishments in AAM’s history.

Senate Bill Would Lower Lead Measure

Legislation introduced earlier this year in the Michigan Senate proposes to amend a section of the Public Health Code regulating lead-based paint hazards in rental housing. Senate Bill 62 would lower the blood lead level standard for minor children from 10 micrograms of lead per deciliter of venous blood to 5 micrograms of lead per deciliter. 5 micrograms is consistent with new Centers for Disease Control (CDC) blood lead level references for minor children. This section of state law prescribes penalties for a rental property owner who knowingly rents a unit with a lead-based paint hazard and has not acted in good faith to reduce the hazard.

The State Of The Nation’s Housing 2017 - Multifamily

JOINT CENTER FOR HOUSING STUDIES OF HARVARD UNIVERSITY

The annual report was released on June 16 and addresses multifamily housing in part with the following:

“The future course of homeownership will also be shaped by how affordable local home prices are for typical renters. On average, 45 percent of renters across the nation’s metropolitan areas can afford the payments on a median-priced home in their market area, but the shares range from less than one in ten in the high-cost markets concentrated on the Pacific Coast as well as in Florida and the Northeast, to two-thirds or more in low-cost metros in the Midwest and rural South.

In areas where homebuying is well out of reach for a large majority of renters, there is much less potential for increases in homeownership. Joint Center projections suggest that demand for owner-occupied housing could rebound sharply even as demand for rentals remains strong. Assuming that the homeownership rate stabilizes near its current level, the number of homeowner households could grow by 8.9 million in 2015–2025 while the number of renter households could increase by about 4.7 million. And even if the downturn in homeownership continues for another five years, owner household growth would still total 4.9 million by 2025. In that case, renter household growth would hold near its recent annual pace, lifting the total increase in 2015–2025 to 8.7 million.

Find the full report at: http://www.jchs.harvard.edu/research/state_nations_housing.
HBA’s Third Annual Design Awards

HBA and its NAHBR Professional Remodelers Council are proud to announce that entries are now being accepted for the 2017 Remodelers Design Awards Contest. All HBA members are invited to submit entries in the following categories:

- Kitchen Remodel
- Bathroom Remodel
- Basement Remodel/New
- Specialty Room
- Universal Design
- Whole House Remodel
- Exterior or Landscape

Awards will be presented on December 6th at the HBA’s Awards Night and Holiday Celebration to be held at The Diamond Center at Suburban Collection Showplace in Novi. Nearly 300 members and guests are expected to attend the event which will also feature presentation of HBA’s industry awards.

“Remodeling is an essential segment of the residential construction industry,” said Michael Stoskopf, CEO of the HBA. “We are pleased to hold the Remodelers Design Awards competition again in 2017 and look forward to honoring the winners for their achievements.”

Full Description & Entry Form: builders.org/events.php near the top of the page.

Deadline To Enter: September 13, 2017

Asa Shapiro

It is with the deepest sadness that we inform you of the death of Asa Shapiro, of ASA Builders Supply and ASA Cabinets, on June 14 at the age of 94.

Mr. Shapiro received HBA’s Distinguished Service to the Building Industry award in 2003 and the company has maintained its membership in and support of HBA for 50 years. In his profile from December 2003, Mr. Shapiro attributed his business success to, “Lots of hard work.”

Proud of his reputation, he noted that early customers of his business included the Moceri family, Harry Shapiro, Mike Chirco, Tom Adler, Holtzman and Silverman, Sanford Perlman, Ed Rose, Biltmore and others. Many have children or associates who still patronize his company under the original names or new company names. For those who wish to honor the memory of Mr. Shapiro, the family suggests a donation to one of these charities or the charity of your choice.

Holocaust Memorial Center
28123 Orchard Lake Road, Farmington Hills, MI 48334. 248-553-2400 http://www.holocaustcenter.org

USC Shoah Foundation
650 W 35th St #114, Los Angeles, CA 90089. (213) 740-6001 https://sfi.usc.edu

Congregation Beth Ahm, Asa and Sara Shapiro Endowment Fund
5075 West Maple Dr, West Bloomfield, MI 48322. 248-851-6880 http://www.cbahm.org

Jewish Hospice & Chaplaincy Network
6555 West Maple, West Bloomfield, MI 48322. 248-592-2687 http://www.jewishhospice.org

John Carlo Catenacci

It is with the deepest sadness that we inform you of the death of John Carlo Catenacci, founder of John Carlo, Inc., on June 4 at the age of 84. Mr. Catenacci was honored with HBA’s Distinguished Service to the Housing Industry award in 1997. A unique force in the construction industry, his career spanned 60 years, beginning after the Korean War when he and his brother began constructing sidewalks and driveways. Over the years, he and his partners developed over 50,000 lots, thousands of homes and numerous commercial and industrial buildings. “Work is my vacation,” he commented to HBA Past President Richard Ives.

He was the beloved husband of Sandy, dearest father of Lisa Apone, dear step-father of Angelo (Kimberly) Sgroi and was survived by many other family members, friends and associates.

For those who wish to honor the memory of Mr. Catenacci, the family suggests a donation to:

McLaren Macomb Foundation, c/o Anna & Antonio Catenacci
HBA & AAM Annual Barbecue

All Members Are Invited . . .

Network with fellow Association Members and use this opportunity to introduce your friends and business associates to HBA. **Bring prospective members to the event!**

**Date:** Wednesday, July 26

**Time:** Noon - 1:30 p.m.

**Place:** Walnut Lake Estates Sub 2
5380 Putnam
West Bloomfield  48323

From HBA Offices, travel west .1 mile,
Take first right onto Putnam Drive,
Follow for .7 miles.

Barbecue will be on the left.

There is no charge for this event, but Advance Registration is requested.

News & Events

**July**

**WEDNESDAY, JULY 19**
NAHBR Professional Remodelers Executive Committee
Time: 1:30 - 3:00 p.m.

**WEDNESDAY, JULY 19**
NAHBR Professional Remodelers
Think Tank: Mid-Year Review
Time: 3:00 p.m. - 4:30 p.m.

**WEDNESDAY, JULY 19**
MEMBERSHIP COUNCIL
Time: 9:00 a.m.
For members appointed to the Membership Council.

**WEDNESDAY, JULY 26**
HBA & AAM ANNUAL BARBECUE
Time: Noon - 2 p.m.
Place: Walnut Lake Estates Sub 2, 5380 Putnam, West Bloomfield  48323
There is no charge for this event, but Advance Registration is requested.

**FRIDAY, JULY 28**
HBA EXECUTIVE COMMITTEE
Time: 9:00 a.m.
For members appointed to the Executive Committee.

**August**

**MONDAY, AUGUST 28**
AAM OFFICERS MEETING
Time: Noon
For AAM Officers. Includes Lunch.

The Professional Women in Building Council and Habitat for Humanity of Oakland County Present a NEW event:

"Restore and Reuse" Innovative Design on a ReStore Budget

Tuesday, September 19 from 6 - 8 p.m.
ReStore Farmington, 28575 Grand River Ave, Farmington

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(612) 500-1390
TONY CONARY

NORMAN FINKELSTEIN, NORWOOD HOMES

MTN CONCRETE LLC
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(734) 323-2468
SCOTT BERQUIST

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COSTA MESA, CA  92626
(612) 500-1390
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NORMAN FINKELSTEIN, NORWOOD HOMES

TM CONCRETE LLC
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FARMINGTON HILLS, MI  48335
(248) 478-9000  FAX (248) 474-9888
ROSEMARIE THOMAS

TONY WEST

NORMAN FINKELSTEIN, NORWOOD HOMES

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