

AS WINTER TEMPERATURES FLUCTUATE, BEWARE OF ICE DAMS

HOMES/14A



NEWSPAPERS
candgnews.com

MARCH 10, 2021 • Vol. 18, No. 5

West Bloomfield BEACON

Also serving Orchard Lake, Sylvan Lake and Keego Harbor

West Bloomfield real estate encounters 'crazy' market

BY MARK VEST

mvest@candgnews.com

Last year, West Bloomfield resident Amber Finley had an opportunity to experience what it's like to be on both sides of the real estate market.

It was around June when Fin-

ley and her husband, Michael, put their home in Bloomfield Township up for sale.

With Amber wanting to be closer to her family, the couple targeted West Bloomfield as their preferred location.

Selling their home turned out to be the easy part, as Amber

recalled that the home had only been listed for maybe a couple of days before an offer was accepted for around \$10,000 more than the asking price.

Aside from the home selling quicker than she thought, the price it sold for was an added bonus.

"We didn't think we would

even get asking price, let alone over asking price, so that was really great," Amber said.

The process of buying a home didn't go quite as smoothly, however.

Amber recalled that she and Michael made a couple of offers but were outbid, losing out on at

least one home due to somebody else making a cash offer.

"There wasn't a lot of inventory when we were looking, so that took a little bit longer," she said.

Amber said it was August when she and Michael ended up closing on their current home in

See **REAL ESTATE** on page 4A

Local dad helps start snowboarding program at WB High



The West Bloomfield High School snowboarding program recently completed its sixth season.

Photo provided by Bill Lambert

BY MARK VEST

mvest@candgnews.com

WEST BLOOMFIELD — Resident Bill Lambert recently said that the snowboarding program at West Bloomfield High "feels like my baby."

The program recently completed its sixth season as a sport at the school, and it was Lambert who led the way in getting it started.

Lambert has triplet daughters who were all into snowboarding when they attended West Bloomfield High School.

Their level of interest in the sport was enough to encourage Lambert to approach the school's athletic director about getting a

program started at the school.

His initiative paid off, as the AD gave the go-ahead to have a snowboarding — also known as boardercross — team at West Bloomfield.

The program has been in existence ever since, with both boys and girls a part of it but competing separately.

Lambert said there were 21 students on the most recent team. He is the program's coach, along with Cody Anderson.

Being a non-mainstream sport can help draw some kids to snowboarding.

"We're getting nontraditional athletes," Lambert said. "A lot of

See **SNOWBOARD** on page 12A

A TRADITION OF EXCELLENCE

Beth

BETH DANTO BORSON

NATIONAL
REALTY CENTERS

248-535-7888 • bethborson@gmail.com

0355-2111

BIRMINGHAM PLUMBING HEATING & COOLING

COUPON

\$35 OFF

ANY PLUMBING, COOLING OR HEATING SERVICE

WITH THIS COUPON. EXCLUDES ALL OTHER OFFERS.
LIMITED TIME OFFER

248-920-8900

BBB
Comfortmaker
Air Conditioning & Heating

0111-1952

Real estate

from page 1A

West Bloomfield.

Bruce Simon, who works at Real Estate One in West Bloomfield, was Amber and Michael's agent.

What the couple experienced is not unusual in today's current real estate market.

"It's a huge seller's market right now, due to the inventory being extremely low," Simon said. "Homes that are in good condition and priced reasonably are going quickly, and we're getting multiple offers, often over list price. ... As far as price range, if it's (\$200,000) and under, it's really hot. Even under (\$400,000) goes real quickly. As you get over (\$400,000), the higher you go, it might stay on the market a little bit longer, but still a seller's market."

Orchard Lake resident and West Bloomfield High School graduate Kathy Broock is someone who is well acquainted with the local real estate market.

She is a fourth-generation Re-

altor who works at Max Broock in Birmingham.

Max Broock was her great grandfather.

As for how things are going locally, Broock said, "West Bloomfield's come back."

"I love my community, but it was hit harder than any of the immediate communities during the recession in 2008," she said. "It's so great to see this rebound."

Broock is of the opinion that the state is on a good trajectory.

"People are moving back to Michigan so they can be close to family, raise their children around family, and they can work from home," she said. "This has been an instrumental piece of the growth of the Michigan real estate market. ... People are moving back to Michigan, bringing jobs here, working from home."

John Cotter, of Keller Williams Domain in Birmingham, also does business in West Bloomfield.

He compared the current real estate market to that of years past.

"It's not unusual to have 10, 12 offers on a house," Cotter said.

See REAL ESTATE on page 7A



Photo by Patricia O'Blenes

Pictured is a home listed for sale in West Bloomfield. When it comes to the local estate market, Realtor Kathy Broock said, "West Bloomfield's come back."

All For

**TREATING THE WHOLE ATHLETE,
FROM INJURY TO PREVENTION**

Henry Ford
HEALTH SYSTEM

ALL FOR YOU

Henry Ford is the sports medicine team that treats the whole athlete: from surgery to cardiology, nutrition to performance conditioning, sports psychology to brain health. Using the most innovative technology, our team will create a unique game plan for you, just like we do for the pros. Virtual visits are available.

Henry Ford Medical Center - Troy | 2825 Livernois
Henry Ford Medical Center - Bloomfield Twp | 1961 S. Telegraph Rd
Henry Ford Orthopedics - Bloomfield Hills | 37000 Woodward Ave, Suite 300

For an appointment within 24 business hours call (248) 461-3485 or visit us at henryford.com/wholeathlete.

Real estate

from page 4A

“This year, compared to last year and the year before, it’s a seller’s market. It’s more a seller’s market than it’s ever been. ... There’s buyers who are losing out on multiple-offer situations.”

Cotter shared his rationale as to why there’s not a lot of inventory.

“The main reason, I think, is people are reticent to sell because they’re not guaranteed they’re (going to) find another house to move to,” he said. “Their thinking is, ‘Well, if my house sells in five days and the buyer’s ready to close in 30 days, I may not be able to find a house for months.’ There are ways to get around that by educating the consumer, but I think that’s sort of the overwhelming thought

process with people who wouldn’t mind selling but aren’t. And there’s the pandemic, which there is some fear there with having people go through their house.”

Simon said it’s a frustrating market for potential buyers.

“They’re finding that they’re writing offer after offer, getting rejected,” he said. “So people are starting to do things, like sometimes you’ll see buyers waiving the inspection or saying if it doesn’t appraise, we’ll pay X amount of dollars over a low appraisal — like maybe \$5,000, \$10,000 over a low appraisal — to make it a more attractive offer, or maybe offering the seller free occupancy after closing for a number of days.”

Simon does not anticipate it shifting away from a seller’s market in the next year or so, and how quickly homes are selling may be a strong indicator that things aren’t

likely to change anytime soon.

“If it’s priced right and it’s updated, it’s going within a week, sometimes days,” he said. “Some of our listings, we’re getting within two or three days, like 15, 20, 25 showings — multiple offers sometimes.”

Broock listed a home in West Bloomfield and said there was an offer within 24 hours.

She said the market is “crazy.”

“Right now, great time to list your house,” Broock said.

Simon discussed the kind of homes that seem to be selling best.

“Ranches are in high demand,” he said. “With COVID, a lot more people are starting to work out of their homes more — offices, studies, that kind (of) thing are very popular.”

For as crazy as things have been in the real estate market, this

year’s peak may not have arrived yet.

“March, April, May tend to be the busiest months, and the last few years, it was really busy,” Simon said. “We’ve seen multiple offers the last few years during the springtime. I think it’s even more right now, but inventory’s extremely low.”

The current interest rate can
See REAL ESTATE on page 19A



GET DECKED OUT!

Bolyard Lumber invites families to preview materials from the leading deck product companies - Azek and TimberTech

Meet the Pros • Get Estimates • Take Home Samples
• Enjoy Food & Refreshments • By Reservation Only

BIRMINGHAM

777 S Eton St | 248.644.3636

March 20 | April 10

8:00 am - 2:00 pm

ROCHESTER

3770 S Rochester Rd | 248.852.8004

March 27 | April 17

8:00 am - 2:00 pm

**BOLYARD
LUMBER**
Family owned since 1937

Call or visit
www.bolyardlumber.com
to make a reservation



**PARENTS,
DOES YOUR
TEEN DAUGHTER
STRUGGLE WITH ...**

**ANXIETY,
CONFIDENCE,
AND OVERALL
FOCUS?**

- ✓ LIFE COACHING,
- ✓ MINDFUL MOVEMENT,
- ✓ AND COMMUNITY
CAN INSPIRE HEALING
FOR YOUR ADOLESCENT
DAUGHTER!

*Inquire about a session today,
your first consultation is free!*

*Learn more
about the Virtual
Group Program
facilitated by
Alyssa Alvarez,
CERTIFIED LIFE COACH
FOR TEENAGE GIRLS*



CALL (248) 845-8286

VISIT WWW.AURAAWAKENING.COM

0313-2109

0444-2111

Fitness

from page 17A

they all adjusted very quickly," she said.

One benefit of the temporary state-mandated gym closures, MacDonald said, is that it forced exercise enthusiasts of all ages out of their comfort zones.

"It forced them to go virtual, and they realized what a great option it was for them. They could continue working out. They didn't have to change their schedule," MacDonald explained. "There's been some challenges along the way — the last-minute things where people don't have equipment and you have to think on

your feet, but we've all had to learn how to adapt."

Today, MacDonald and her team offer local and out-of-town clients the chance to sculpt their bodies one-on-one with a trainer, both in-person and online.

"I have clients who I see in person, and I also see them virtually, so they aren't afraid to come in; it's just that they've learned that if they are stuck in a meeting and it would take them forever to get to the studio, they could save time with a virtual workout. It's changed our business," she said. "I think that virtual (instruction) will always be a part of our business — for a considerable amount of time — and I don't see any reason to stop offering it."

Tony Biela — who owns Anytime Fitness locations in Fraser, St. Clair Shores, Clinton Township, Chesterfield, Rochester and Macomb Township — said COVID-19 delivered a pretty big blow to the fitness industry.

"It's been a tough road, but we are gradually climbing out of it," he said. "There's no way we're throwing in the towel."

Six months before the pandemic hit, Anytime Fitness launched a new online app allowing users to log exercise and daily activity, plan workouts, connect with a coach for live and pre-recorded sessions, and build a full-body workout from a library of movements and exercises.

See **FITNESS** on page 20A



Real estate

from page 7A

make buying a home an urgent matter for some, as Simon said it's a "great rate."

"It's about 3%-ish," he said. "That's like really, really low, but they'll probably be going up soon."

Aside from inventory not being as high as it could be, going through a loan approval process can also present challenges for potential buyers.

"It can be a little frustrating,

the underwriting," Simon said. "People have to come prepared with documents. You'll always be asked for more information. It's kind of frustrating for buyers with all that's being asked of them."

Cotter shared advice he would offer to those in the market to buy a home.

"If you're looking for a house that's turn-key ready, that has nice updates, that doesn't need anything done to it, expect to be involved in a multiple-offer situation and potentially pay more than the asking price."

Cotter also offered a suggestion for sellers.

"Make sure there's not a lot that needs to be done to your house, because more than ever, buyers want a house that needs very little done to it," he said. "So if your house is in good shape and nicely updated, you should expect to get over asking price and over what's considered fair market value."

For those considering selling, Brook's advice is to not wait.

As for buyers, she said, "You need a good buyer's agent."

Local Realtor John Cotter recently said that "it's more a seller's market than it's ever been."

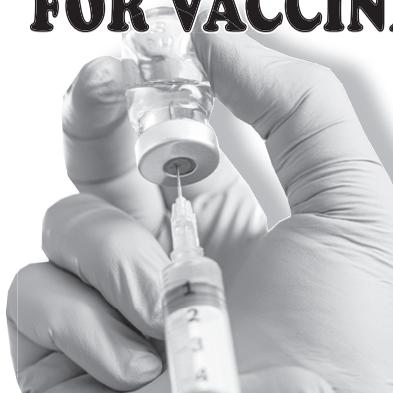
Photo by Patricia O'Blens



ON THE WEB

candgnews.com

BE ON THE LOOKOUT FOR VACCINE SCAMS



Law enforcement agencies continue to report solicitation schemes and identity theft rackets from ill-intentioned folks taking advantage of the COVID-19 pandemic.

▶ CONNECT WITH US ON SOCIAL MEDIA


facebook.com/candgnews

[@candgnews](https://twitter.com/candgnews)

NEWSROOM TWEETS

twitter.com/candgnews


 Your Community. Your Business. Your News. VISIT US ONLINE TODAY! candgnews.com

KEEGO HARBOR PLANNING COMMISSION

VIRTUAL PUBLIC HEARING

ZONING ORDINANCE

MEDICAL MARIHUANA PRIMARY CAREGIVER OPERATIONS

TEXT AMENDMENTS

Notice is hereby given of a virtual public hearing to be held by the Keego Harbor Planning Commission on **Tuesday, April 6, 2021 AT 7:00 P.M.** This meeting will be conducted virtually (online and/or by phone) due to health concerns surrounding Coronavirus/ COVID-19 in accordance with Michigan Public Act 228 of 2020. Proposed text changes are to amend the Zoning Ordinance, Article IX, C-2, General Business District, Section 9.01, Principal Uses Permitted.

The City is undertaking an update to the City of Keego Harbor Zoning Ordinance, specifically allowing Medical Marihuana Primary Caregiver Operations as a Principal Permitted Use within the C-2, General Business District in accordance with the Michigan Medical Marihuana Act, PA 2008 Initiated Law, MCL 333.26421 et seq.

If you have any questions regarding the above Zoning Ordinance Text Amendments, please call the Department of Planning at 248-682-1930. Written comments must be submitted 24 hours prior to the meeting date for consideration. Individuals who need auxiliary aids for effective communication in programs and services of the City of Keego Harbor are invited to make their needs and preferences known to the City Manager within 72 hours of the event. Copies of the proposed zoning ordinance text amendments may be viewed, inspected, or purchased at the City of Keego Harbor Department of Planning 2025 Beechmont Street Keego Harbor, MI 48320.

The effective date of the proposed ordinance text amendments will be determined after consideration and any action by the City Council.

Join Zoom Meeting

<https://zoom.us/j/2486821930?pwd=ci9pbTVpZUhZVTZxRG9lUXMrQjI2QT09>

Meeting ID: 248 682 1930

Passcode: 573419

One tap mobile

+19292056099,,2486821930#,,,,*573419# US

Dial by your location

+1 929 205 6099 US

Meeting ID: 248 682 1930

Passcode: 573419

Published: West Bloomfield Beacon 03/10/2021

0465-2111