

December 06, 2011

EN-GK 2012-2013 Housing - Schedule / Due Dates

Good afternoon Charlie and Matt,

Chapter Advisor Phil Caragol has had several conversations (on behalf of the EN-GK active chapter membership) with the EN-GK alumni house board, regarding the 2012-2013 housing requests / requirements. Unfortunately, the 01/20/11 deadline, for RECEIPT of ALL signed documents and deposits, cannot be changed. The information you provided to Phil Caragol, regarding the later spring 2011 housing deadlines from last year was not correct. The original deadline was indeed in mid January 2011 (the deadline you were referring to was an absolute aberration, as "adjustments" were made due to the failure of some of the EN-GK members / parents to provide their signed lease documents and security deposits in a timely fashion. The mid January housing deadline has always been a EN-GK housing policy for the past 28 years). The mid January housing deadline time frame has always been "driven" by the annual CU Housing Fair, which is regularly scheduled for the first week of February, at the UMC. This is because the CU Housing Fair is the primary opportunity to successfully lease out EN properties (unrented by EN members), other than the main chapter house, to non Sigma Nu students and / or student groups.

The final 2012-2013 housing schedule and requirements to reserve EN-GK property housing, have been developed to ensure that all EN-GK active members / brothers are given first priority to all rooms on the EN-GK property compound, as well as to minimize and eliminate the number of unrented rooms (this past 2010-2011 year, approx. \$35,000 in lost chapter income occurred, due to late cancellations by active members, as rooms went unrented). This is an absolute financial loss to EN-GK (an opportunity that is not recoverable) that directly affects funding available for EN-GK house improvements and support of chapter activities.

Please share this information and deadlines with all active chapter members (and pledges), at the chapter meeting this evening 12/06/11. The sooner chapter advisor Phil Caragol, Sunnyside Property Management and the EN-GK alumni house board receives your 2012-2013 tentative housing assignments, the more time each member and their parents will have to fully review and discuss their 2012-2013 housing and lease requirements. I spoke with Peter Ramo at Sunnyside Property Management earlier today. They are prepared to email (to each member and their parents) all of the lease information and housing requirement ASAP. As of today, 12/06/11, there are still about 6 full weeks for members and their parents to review all the lease documents, contact Sunnyside Property Management with any individual questions / concerns, sign all required documentation and return it with the required security deposits to successfully meet the 01/20/12 hard deadline. Due to the extreme amount of delays and problems that occurred regarding Sigma Nu housing last spring, there will not be any exceptions to the 1/20/12 deadline. It is each and every EN-GK member's (and their parents) responsibility to ensure that Sunnyside Property Management receives their signed individual lease documentation and security deposit. If a member fails to comply fully with the 01/20/12 deadline, they will immediately forfeit their housing priority status (based on the assigned housing points) and put their individual 2012-2013 housing reservation at risk.

1. 2012-2013 Room Assignments Due Dec. 18 (or sooner if possible) -All active members and new fall pledges:

- Please provide a spreadsheet showing "tentative" room assignments (based on members / brothers selection / individual housing points) for the main house and all annexes (last year's housing template is attached to this email). This includes new fall 2011 pledges, plus seniors who would like to reserve the West Coast Annex. By getting this information to the Alumni Board now, brothers and parents will have sufficient time, to review and submit signed documents and deposits. Please be sure to add 1001 Pleasant (West Coast) to the spread sheet.
- Also please provide an additional spreadsheet, listing all active members and new fall 2012 pledges and their parents/guarantors, complete with full names, physical mailing addresses, phone numbers and current email addresses (for both the member / pledge and also for the parental guarantor) so Sunnyside Property Mangement can effectively email all lease documents and guarantor agreements ASAP.

2. West Coast Annex (1001 Pleasant) - \$375 / member NON REFUNDABLE deposit and reservation form to be received by 12/31/11:

The EN-Gk alumni board has agreed to the following leasing deadline concessions (negotiated on your behalf by chapter advisor Phil Caragol):

- a. 50% deposit (\$375) of the first month's rent (avg. @ \$750 / room) by 12/31/11 instead of the full deposit. This 50% deposit will be NON-REFUNDABLE, should a member / brother either cancel his West Coast Annex room reservation, or fail to submit both the balance of his deposit and all signed lease documents by 01/20/12. The 50% deposit will be credited against the full deposit (i.e., \$375 will be deducted from the larger full deposit due 01/20/12)
- b. A minimum of 10 brothers must submit their \$375 deposit (\$3,750 total), by the 12/31/11 deadline to reserve the West Coast Annex, since this is a "full house" rental.
- c. Each member must complete and return the attached 1001 Pleasant St. RESERVATION FORM with the security deposit check, so that it is RECEIVED by the 12/31/11 deadline..

The EN-GK alumni house board has agreed to the following requests, by the prospective members / tenants of the West Coast Annex:

- No EN greek letters will be required to be displayed, on the exterior of 1001 Pleasant St.
- Cory Robinson (Robinson Investment Mgmtt). will facilitate all monthly financial statements.

- After an extensive and exhaustive search for alternative property management, conducted by several of the EN-GK alumni board members over the past 3 months, it has been determined that no property management company in the Boulder area is willing to accept 1001 Pleasant St. for property management services (because of its "fraternity nature" and the small size of the individual property). As there will still be a required need for 24 / 7 / 365 "on call" maintenance services, Sunnyside PM has agreed to be retained solely for the leasing aspect of the property (check in - check out) and for ongoing maintenance issues that might arise. Sunnyside Property Management WILL NOT provide regular interior inspection of the 1001 Pleasant St. property (unless contacted by members living there to resolve a maintenance issue). Unlike the other EN-GK fraternity properties, it will be the sole responsibility of the members living at the 1001 Pleasant St. property to maintain the interior of the property and contact Sunnyside Property Management in the case of any maintenance need or emergency situation. To comply with the ongoing City of Boulder housing requirements, regular inspections of the exterior grounds of 1001 Pleasant St. will continue to take place (as they presently occur, by Max Construction Services), to prevent any citations.
- Due to their "senior class standing", members / brothers may (but are not required to) "opt out" of the EN-GK meal plan if desired. However, it would be much more preferable (and quite frankly a much better economic strategy for each senior member) if they participated in the meal plan. The very regular presence of the senior members, at the EN-GK meals would lead to continued leadership opportunities and "senior counseling / advising" of the younger members. This is critical to continue the positive growth of the chapter. Also, in the past, when we have had members living in an annex, but not on the meal plan, we have had to contend with stolen food, missing dishes, meals eaten without being on the meal plan, etc. This creates a physical and financial nightmare for the cook and is not fair (nor honest) to all of the EN-GK members that are participating on the meal plan.

3. All 2012-2013 Signed Guarantor Agreements, Signed Lease Documents and Security Deposits must be RECEIVED by 01/20/12.

Please note that the third week of January has always been the EN-GK housing reservation deadline, for the past 28 years due to the CU Housing Fair, which is regularly scheduled for the first week of February. PLEASE BE ADVISED THAT THIS YEAR'S DEADLINE WILL BE STRICTLY ENFORCED, meaning:

- Failure by a member that is assigned a room in the main chapter house (1043 Pleasant) to fully complete all lease documentation (including a signed parental guarantor and 100% of the required security deposit), submitted and RECEIVED by the 01/20/12 deadline will result in loss of priority room selection and / or risk of loss of 2012-2013 EN housing rental.
- 100% of all the available rooms in the main chapter house (1043 Pleasant St.) must be fully leased and rented to EN members, PRIOR TO any of the annexes being released for rental to EN members.

- If a brother in any annex (1315 11th - North Annex, 1021 Pleasant - West Annex, 1001 Pleasant - West Coast Annex) misses the 01/20/21 deadline for submission and receipt, the entire annex will be subject to immediate release and marketed to potential renters /student groups who are not members of the fraternity. Due to the unique nature of the building, the apartments at 1015 Pleasant St (Far West Annex), will be rented and addressed on an individual tenant basis.

4. Vacant room in Main House--Spring 2012 semester

In late August 2011, the EN-GK alumni house board agreed to not charge members, for the room vacated by one member / brother due to health issues related to other member / brothers breaking the no smoking policy. The chapter membership agreed to find a new fall 2011 pledge to occupy this room, for the Spring 2012 period. Please follow up immediately and forward the name of any fall 2011 pledge who wants to rent the vacant room after the winter break. Have him contact chapter advisor Phil Caragol directly so the new lease implemented and a successful move in can occur.

5. 2012-2013 Leasing Rates:

- Please remember that those EN-GK members that rent any property other than 1043 Pleasant, are subject to a 12 month lease. Those members that rent in the main chapter house are subject to an 11 1/2 month lease (as always, the main chapter house will be thoroughly cleaned, renovated as appropriate and any necessary repairs done during this 2 week time frame at the end of the summer).
- The individual room rent for the 2012-2013 term will be \$795 / month + utilities (and fees due CU-IFC, EN National and EN-GK dues determined by the chapter membership)
- The total house rent for 1001 Pleasant will be \$7750 / month + utilities (10 rooms, but 12 members "could" live there if they chose to "double up" the two large upstairs rooms. Remember that this is a discounted pricing (normally it would be \$8500 / month to non Sigma Nu senior members).
- The pricing for the individual apartments at 1015 Pleasant will be as follows + utilities (due to larger living areas, private kitchens, semi private bathrooms, etc.): Unit 1 (3 BRs / 1 BA - completely renovated; \$825 / person / month = \$1675 total); Unit 2 - unavailable (Phillip Ohmes - cook's quarters); Unit 3 and Unit 4 (2 BRs / 1 BA - very large common room; \$850 / person / month = \$1700 total); Unit 5 (1 BR / 1 BA - just renovated, common room; \$900 / month total; two brothers "could" opt to live here by doubling up and cutting their costs); Unit 6 (2 BRs / 1 BA - just renovated; common area; \$825 / person / month = \$1650 / month).

- The pricing for the North Annex (1315 Pleasant) and the West Annex (1021 Pleasant) will be at \$795 / person / month + utilities. These houses are rented as a total package (just like the proposal for the West Coast Annex - 1001 Pleasant) and thus ALL members need to fully sign and complete their lease requirements by the 01/20/11 deadline (including security deposits and parental guarantors) before the Annex is "released" to rent. North Annex is a total price of \$5565 / month (7 members at \$795 / month each); West Annex is a total price of \$7155 / month (9 member @ \$795 / month).

Meeting each of the outlined deadlines above by all members / brothers will be extremely important in keeping the positive momentum, that the active chapter members, the new fall 2012 pledge class, chapter advisor Phil Caragol, the EN-GK alumni house board and EN National have all worked so hard to establish this semester.

Fraternally,

Michael Hecht

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