



The Pine Press

Student Housing Corporation

September 14, 2001

Co-op experience is often full of questions

Although many of you are returning members this summer, perhaps you still hold a few questions in your brain about what you're doing living in a house without a specific landlord.

Behold the Frequently Asked Questions of SHC members!

1. So, what exactly is a co-op?

A cooperative is a business controlled by the people who use it. It is a democratic organization whose earnings and assets belong to its members. By patronizing and becoming an active member of a co-op, you invest yourself with the power to change.

2. OK, what is SHC? And why is it different than

renting an apartment?

The 19th, 8th, and 3rd letters of the English alphabet. Or more specifically, Student Housing Corporation. It consists of 12 houses, and 199 members. Why is it different from your apartment last year aside from the many more people? You own it! What is SHC? You are SHC!

3. Well, what is ICC?

ICC stands for the Inter Cooperative Council, a collection of the 12 SHC houses, and the three inde-



pendent co-ops, Beal, Montie, and Howland houses. ICC is considered a major governing group by the Associated Students of MSU (ASMSU). Also, the office at 317 Student Services is officially the ICC Office.

4. What are the Rochdale Principles?

They are the guiding rules of the co-operative movement, and all co-ops (housing, food, agricultural, etc.). The principles are:

Open Membership— There should be no artificial boundaries to membership in a co-op.

Democratic Control— The affairs of the organization should be decided by the members. Every member of

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Fall 2001

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Adding Your Personality to the Pine Press

So, you found me, huh? Yeah, me, the Pine Press. I know, I was hiding under all those unwashed cereal bowls, or perhaps under a stack of papers laying in the bathroom. Either way, hey!! Cool.

Why don't you use your creative genius for not only finding me, but for writing

an article to put in here.

I am up for all sorts of information. Is there a band playing at your house soon? Are YOU in a band and want to tell everyone about it?

Or, maybe you went somewhere really cool this summer, or perhaps you want to share with all of SHC that you aren't from the

America, and what we should be doing better over here. Ha ha!

Feel free to enter your brain's work to pinepress@hotmail.com.

If you'd like to write but cannot think of what to highlight, e-mail the publisher, Kelly Hoover, at hooverke@msu.edu.



Sometimes you forget to do the dishes. So, do them in the morning.

—by a very important person



NASCO offers more opportunities for you than Nabisco

An Introduction to NASCO

NASCO is an association of campus cooperatives in Canada and the U.S., providing student cooperatives with operational assistance, encouraging the development of new student cooperatives, and serving as an advocate for student cooperatives. NASCO teaches leadership skills, provides information, and serves as the central link facilitating the fruition of the Rochdale vision in the student sector.

NASCO's History

In the spring of 1968, participants in a conference sponsored by the University of Michigan Inter-Cooperative Council proposed the organization of a

group "for the purpose of expanding the cooperative movement across college campuses." Three weeks later, a group gathered in Chicago to organize NASCO.

One of NASCO's earliest and most important networking tools has been its newsletters. Under the News briefs masthead, NASCO informed student co-ops, and the co-op movement as a whole, about student co-op development and events, providing an indispensable networking link. The current newsletter title, Co-op Voices, reflects the many individual co-op enthusiasts in the student co-op sector.

The cornerstone of NASCO's growth, the regional conference, has developed into the NASCO

Institute. Initiated in 1977, the annual Cooperative Education and Training Institute provides leadership and technical training to student co-op staff and members from across North America.

The late eighties saw the development and implementation of a new business plan for NASCO. Its call for increases in development activity through the incorporation of the Campus Cooperative Development Corporation (CCDC) has brought in a new age of student co-op development through the assistance and initiation of student housing co-op ventures in Davis, California; Chicago, Illinois; Athens, Ohio; and elsewhere. In a related effort, technical and financial assistance has been increased, and member services (such as career devel-

Contacting "that other house"

Atlantis	207 Bogue	337-2762
Bower	127 Whitehills	351-4490
Elsworth	711 W. Grand River	337-3236
Ferency	146 Collingwood	332-0846
<hr/>		
Hedrick	140 Collingwood	332-0844
Miles	152 Collingwood	337-3990
New Community	425 Ann	351-3820
Orion	501 M.A.C.	332-2517
<hr/>		
Phoenix	239 Oakhill	351-3713
Raft Hill	420 Evergreen	337-2977
Shadowood (ΣΠ)	505 M.A.C.	332-3844
Toad Lane	415 Ann	332-3973

Dates to keep in mind for this fall

BOARD OF DIRECTORS

Not just for Board Reps! This can be your opportunity to voice your opinions and ideas to the board in a formal manner.

Fall session meetings are Mondays at 7:30 p.m. in 328 of Student Services.

September 17 October 1, 15, 29

November 12, 26

E-mail Megan Burt (President) with any questions or concerns at burtmega@msu.edu.

NEW MEMBER ORIENTATION

September 16, at 10:00a.m. in the Northwestern Room of the Union (3rd floor).

A new member is anyone who has not previously attended an orientation!

Lunch will be provided, and attendance is mandatory. New members who do not attend **will be assessed a \$30 fine!**

POTLUCK DINNERS AT BOWER

Hungry? Riv's Burger-ama not doing it for you? How about trying a delicious Vegetarian smorgasbord? Bower house holds a potluck every other Thursday, with the next date for September 27th at 8:30 p.m. Bring a dish to contribute, as long as it's vegetarian!

PARTY ON, WAYNE...

New Community is having a gala on Friday, *September 21, 2001*. \$4 cover includes live band(s) in the basement and booty music on the first floor.

Atlantis is hosting a Rockstar bash on Saturday, *September 29, 2001*. \$2 cover if dressed like a rockstar, \$3 without a costume. See Jebus on the 1st floor and Hip Hop music on the 2nd floor!

OTHER IMPORTANT DATES

Send to pinepress@hotmail.com.



Ah, OUI!!! Paris!!

I'll bring a REAL picture of the Eiffel Tower for the next Pine Press. Yeah for Europe!

rOy strikes again!

Howdy, Well the School year is fresh, and so is our members. We are hoping for a lot of things this year. We be gettin' Ethernet in all the houses this year.

Houses can throw away their newspaper stuffed burlap sacks and soap boxes as we got more furniture (any more requests? We might still be able to help yah out).

I'd like to thanks those that worked with me to help get these items and spread the luv around. For the first time in years we have an inventory. Lets work to keep track of these items and hopefully we can better replace them as they outlive their life expectancy. We have gotten to a point where we can really start making the houses look pretty with our capital improvements budget.

Also with almost all of our homes full of eager Co-Opers we should be able to spend vacancy budget on kewler things. Maybe more shirts so we can have more teams like our soccer team, I hope to play! See you out there? Any ways, We should be have a lot of fun this year, unless you don't like to have fun. For you non-fun likers we can fit you in the Ferretcy basement, chain you up and have my ferrets crawl on you! But that's in the future and now is now not later

(keeping that straight?) and now we start the fresh round of "pretty-izing" our homes.

So please if you have any home improvement ideas please let me or your Maintenance Officer know, 'cause as much as I 'd like to I can't live in all the houses, so give us your input because You own it!

rOy (Jorgensen)
Executive Vice President

Maintenance dude and self-proclaimed King Of the Ferrets!

If you have a great lizard story, please send it in! A certain spotted gecko currently occupies my time.





**Fall Session 2001
Board of Directors
Representatives**

Atlantis

John Kuchinski

Bower

Kristi Rogers

Elsworth

Andrea Szumlinski

Ferency

Steve Parpart

Hedrick

Julie King

Miles

Scott Hilliard

New Community

Jon Muzzall

Orion

Traci Kennedy

Phoenix

Drew Roach

Raft Hill

Jen Cole

Shadowood

James DiVita

Toad Lane

Kate Need

Questions

the organization has an equal voice on decisions of the organization.

Limited return, if any, on equity control.— *The organization does not exist to make money for its members.*

Net surplus belongs to use\r-owners.— *Any money left over goes back to the members.*

Education— *Educating members in the economic and democratic cooperation.*

Cooperation among cooperatives— *All cooperative organizations and movements should cooperate with each other and try to help each other in times of needs.*

Non-partisanship— *The cops should be involved in the community, but shouldn't be caught up in political fighting.*

5. **Where do the charges we pay go?**

To assist the touring efforts of the Dave Matthews Ba...no, actually, the largest chunk goes to assessments. This money covers mortgage payments for the house, major maintenance issues on the houses, insurance, staff salaries, and the many other things it takes to keep this organization running. The rest of your charges go to keep your house running, such as gas, electricity, cable, food supplies, etc.

6. **How is the organization run?**

By ouiji board.

Actually, the organization is run by its members. Each house selects a house member as their Board of Directors

representative, and every two weeks the Board meets and votes on decisions and policies. Most of the major decisions for the organization are passed there.

Because of the highly transient nature of our organization (with most of us being students), the Board hires staff members to help run the organization. We have an Executive Director, a Member Services Coordinator, and a Maintenance Coordinator who helps the Board and members run the organization.

Also, each house selects representatives to committees: Finance, Membership, Education, and Physical Development. At these meetings, motions and suggestions are sent from the members to the Board for their consideration. The members also have another voice in the organization. Every year, an all-member meeting is held, and a decision made here by a majority of the members is more powerful than any Board decision .

7. **What are these "Corporate Documents" I keep hearing about?**

To allow our organization to run, we have several documents that state the runs we run by.

One of the most important is the individual house constitutions. Each house has one, and everyone who moves in should get a copy of it. Most house constitutions state such things as: membership requirements, work weekends, guest policies, and work requirements.

Another important document is the Code of Operations (or the Code as it's also known). Every house should have at least three copies of the code-one with the Board Rep, one with the education officer, and one in the house officer manual. The code list the day to day responsibilities of the organization and of the individual members. Some of the more important aspects of the code are:

Co-ops Rights and Responsibilities: *This section of the code tells people what their obligations and duties are to the house and to each other (e.g. respect others space, pay charges, etc.)*

Outstanding Balance: *If you have a balance at the end of the contract period, you cannot resign for that house. If you move out of your house, you have to go to the office, and sign a release form. Until your space is filled, you are responsible for all charges.*

Pet Policy: *This is the rules for having a pet in a house that allows pets (if a house doesn't allow pets, then you can't have one, no matter what .) The two most important parts of this policy are that any pet owners must sign a pet agreement and pay a \$40 pet fee .*

Party Policy: *This states the rules that a house has to follow to have a party. Among them are: you have to have 3/4 of the house vote to allow the party, no house funds can be used to buy alcohol, and no*

selling of alcohol will be allowed, and the only advertising of a house party can be in flyers in co-ops.

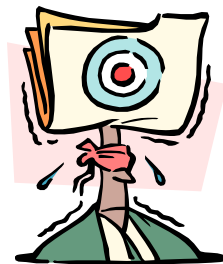
Harassment Policy: NO HOUSE MEMBER SHOULD EVER HAVE TO DEAL WITH THIS! ! This policy states the process people can go through to deal with this issue (It will be answered in more detail later, in question eight).

Expulsions: This lists the reasons a person may be expelled by a house (e.g. violations of the Roommate's Bill of Rights, non-performance of house duties, harassment, non-payment of charges, etc.). It also states the process a house has to go through to evict somebody for any of the above reasons.

Committees: SHC has five different committees: finance, membership, education,

physical development, and the Board of Directors. This section of the code deals with the responsibilities of the committee, and how each committee is run. Each house selects a house member to sit on each of these committees.

Member Accounts: This section of the code deals with the responsibilities of paying your charges. The rules are, if you are \$100 past due, you can be served with a notice for a court date for eviction. All payments are due in the SHC office by the first of the month, and a list of all charges due will be sent out to the house



treasures to post in the houses. This section also lists the responsibility of the house treasurers.

The other two corporate documents are the Articles of Incorporation and the Bylaws. They basically set up the corporate system we follow, with the Board, staff and committees.

8. I'm having problems with one of my house mates. What can I do?

The first thing to do is to talk to the house mate. Maybe the person isn't aware of how their attitude is affecting you. If that doesn't work, talk the problem over with your membership officer. If need be, the membership officer can mediate between the two of you. A final step is to speak to the vice-president of membership and ask him for help. The

See Questions, page 6.

Feeling lost? Ask these guys!
Summer 2001 Executive Officers and Staff of SHC

President **Megan Burt**
New Community
351-3820
burtmega@msu.edu

Executive VP **Roy Jorgensen**
Ferency
332-0846
jorgen33@msu.edu

VP of Educ. **Kelly M. Hoover**
New Community
351-3820
hooverke@msu.edu

Corp. Treasurer **Mary Sturbaum**
Atlantis — 337-2762
sturbaum@msu.edu

VP of Membership **Amber Bardon**
Bower — 351-4490
abardon@mindspring.com

It's not too early to think about doing these jobs yourself next year. Ask the current officers about job descriptions.

STAFF

Executive Dir. **Joan Bulmer**
355-8313 — coop@msu.edu

Member Serv. **Gavin Craig**
355-8313 — coop@msu.edu

Phys. Dev. **Stuart Holmes**
355-8313 — coop@msu.edu



Don't hesitate to call or e-mail any of the staff or officers with questions you may have. We work for YOU!



M. Burt Mutterings of a Co-op President

HELLO EVERYONE!

I'm Megan Burt, President of the Student Housing Corporation. This is my column.

I've never had a column before. I'm not sure I'm going to be good at it, but we'll see. Hopefully though, I'll be informing you about current co-op happenings, current E. Lansing happenings and happenings of any other genre I can think of.

Well, welcome all to the 2001-2002 co-op year. We (we as in the rest of SHC) are real glad to have you and I'm sure the feelings are mutual. If you are new or if you've been around, I'd like to take some time to tell you, pine press reading co-oper obviously looking to get more educated, what's going on around here.

First and foremost, the 2001 Summer Board of Directors voted to have Ethernet installed in all of our houses this year. Phoenix and Orion have already gotten the hook up and Bower is on its way. The rest of the houses will be installed in this order: Atlantis, Toad Lane, Elsworth, Raft Hill, Shad-owood, Ferency, Hedrick, Miles, and last but not least, New Community.

Now what does this mean for me? You ask. Well, pretty soon you won't have to worry about whether or not your yackety house-mate is still on the telephone when you want to get online. After Ethernet gets installed you can just get on your computer and start surfing. Also provided in the package is a beautiful new computer for your house to share.

The cost of Ethernet installation is being split 50/50 between the individual house and SHC. If your house does not have enough money right now

to finance the Ethernet, you're not going to see an increase in rent. In fact, SHC will loan your house the money, which will be paid back over the course of the next couple of years. Pretty cool, huh? We (we as in the summer BoD) thought so.

Another big thing you should know about: Almost all of our houses are full - membership wise. This gives SHC a great opportunity to spend lots of money on improving our houses - and I'm sure everyone can think of something they'd like to see get done. Tell your maintenance officer! They are the ones that will ask SHC for money to get the improvements done in just a couple of weeks (Mid-October).

Now here's a little bit of blatant co-op education. In case you weren't aware: the EC (SHC President, Executive Vice President, Vice President of Membership, Vice President of Education and the Corporation

Treasurer) helps coordinate the activities of the co-ops to get things done around here. Each EC member has "Core Houses" (which you can find listed on the last page). Basically, We (we as in EC members) are there to help your house out with questions and problems and to provide a shoulder to cry on every now and then.

Please don't hesitate to give us a call whenever you want with whatever. We realize the transition to a new place is always a very scary and intimidating thing for college students and we just want to help. It's our job.

Any-hoo, I think I've filled your brain with enough babble for today.

Hope to see you reading my column in two weeks. There will be new information! From the President With Dignitude-MBurt

Job Opportunity

Co-op Financial

Coordinator:

Madison Community Cooperative (MCC) is a formally organized, non-profit, membership organization in Wisconsin comprised of 11 houses and 190 member-residents. MCC strives to provide affordable housing to a diverse membership.

Purpose: To handle the major financial operations of the organization; work closely with the board of

directors and subcommittees in crafting co-op budgets and financial policies; train individual members on the fundamentals of understanding financial statements and performing basic bookkeeping tasks; and work with local lenders and real estate professionals on possible financing and development projects.

For more information visit the SHC office. Materials must be submitted by September 30, and position begins December 1, 2001.



Rock on, Ethernet!!

What is all this fuss over late fines?

By: Mary Sturbaum

The SHC golden rule of rent (and our Code) says that on the 6th day of the month, a 5% late charge will be added to any outstanding balance.

This money is sent to the houses to help them cover their bills when their members are late. On the 12th notices to quit are sent out. This starts the court proceedings to collect the rent or evict the member.

On the 20th of the month, the SHC lawyer obtains a court date. Every time the office must start court proceedings for any person it starts to cost all the members of SHC.

As a cooperative we agree to split administrative costs and lawyer fees equally, yet, some of our members are repeatedly late.

This summer alone lawyer fees for handling our delinquent member balances have topped \$3,000. As a corporation, we budget \$5,500 for the year, so you can see that if the summer expense is any indicator, we will have legal fees of \$12,000 this year. This come to \$6,500 over what we budget.

These costs start accruing even if the individual pays up prior to the court date. The costs include, but are not limited to, the \$180 an hour lawyer fees and the cost of having the Member Services Coordinator and the Executive Director fill out the forms and prepare a schedule of charges and payments for each person, to be handed to the attorney.

The corporation has been

charging these costs equally to all our members, via our assessment. Is this fair to those of us who pay on time? Do we want to increase our assessment to cover the increasing costs of collecting from delinquent members?

These costs need to be covered somehow. If the corporation agrees to continue paying these costs, RENT WILL RISE in the form of assessment!

Instead of making this a corporate expense, should the costs incurred be the responsibility of the co-op members who continually pay late? Should this cost be an added fine?

I'd really like to hear your thoughts on this. Please send your comments or questions to



Don't spend all your money on fines, make sure to pay your rent on time!

Mongolian Expedition: What I did this summer

By: Amber Bardon

Mongolia is a country that most people have heard of, few people know where it is and even less have been there.

I was fortunate enough to send six phenomenal weeks there this summer.

Mongolia, which literally translates to "land of blue sky," is located north of China and south of Russia. It is a huge landlocked country bordered by Manchuria on the east and Kazakhstan on the west.

Mongolia is also a country that seems lost in time. In the countryside, where 50% of the population resides, nomads live in their traditional lifestyles as they have for hundreds of years.

It would seem that globalization has yet to reach this corner of the world except for the common sight of Russian motorecy-

cles that have the ability to cross small streams and infrequent sightings of jeeps that make their way through the mountain valley.

I was officially on an archaeological dig in the Hanoy River Valley, about 28 hours west of Ulaan Baatar, the capital city. I feel that I was able to experience this country in a way much more intimate than that of a tourist.

I rode the local Mongolian horses and drank the homebrew Mongolian vodka. I was also a frequent guest at gers, the round, felt collapsible structures that nomads live in, surrounding our camp.

My major is Asian Archaeology and the Mongolian camp this summer was an archaeologist's dream.

Our team was camped next to a burial mound measuring around thirty feet in height. Surrounding the mound were many smaller stone circles, numbering around 1,570.

Speculation and evidence from the few graves that we excavated in the six short weeks we believe the site to be a graveyard for a long ago ruler from around 2,000 years ago.

We found one human body, several horse parts and horse head and some smaller stone circles with crushed and burned bone.

Overall I had a wonderful summer and hope to return to work on the project next year. If this article has raised any interest in visiting Mongolia or in Asian archaeology please feel free to contact me.



What if Amber found one of these? Yikes!

Tragedy struck our nation on September 11, 2001.

Don't let tragedy further strike your life— stay open-minded, and don't be quick to judge.



September 14, 2001

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Michigan State University
East Lansing, MI 48824

Phone: 517-355-8313
Fax: 517-355-9576
Email: coop@msu.edu

WE'RE ON THE WEB!
WWW.MSU.EDU/~COOP

Mission Statement

Our cooperative principles promote quality housing and services. As individuals we are empowered through democratic participation to create a community equally accessible to all. As an organization we are committed to expand the Cooperative movement.

You're your own big cheese with all of this valuable information!



Questions

Vice-President of Membership (or VPM) can help mediate, arrange to move somebody to another house, or investigate the situation and recommend a solution to the problem.

9. My door (heating unit, shower, etc.) isn't working? What can I do?

The first thing to do is to tell your physical development officer. The problem may be something that can be handled by someone in the house. If the problem is too difficult for the P. D. officer to handle, then you can call the SHC office at 355-8313. At the office, a work order will be filled out, and Stu, our Maintenance Coordinator will come out to the office and

either fix the problem, or arrange to hire somebody to fix the problem.

10. What are the co-op mailboxes for?

They are for communication to and from the office. Throughout the week, someone from your house will be taking information to the individual houses and putting it in the co-op mailbox. Then, someone at the house will take the information out and put it in the individual member's mailbox. And, if there is any information you want to send to the office, you can put it in the mailbox and it will be taken to the office.

The bottom of the mailbox has space to send the Pinecones back to the office.

*Be sure someone from your house **does** pick up the mail, as it includes Board Packs for the Board of Directors meetings, and this lovely edition of the Pine Press!*

11. What are the Pinecones?

Pinecones are a personal message from one person to another in the Pine Press. You can put them in the bottom part of the co-op mailbox, and the person taking the mail

Remember to submit! The Pine Press will be published roughly every two weeks.