



## *House Company of Alpha Theta Chapter, Inc.*

### Housing Update – Summer 2013

House Company of Alpha Theta Chapter, Inc. (ATHCO) has leased the former Sigma Phi Epsilon fraternity house for the benefit of Alpha Theta Chapter. The 2-year lease runs from June 1, 2013 to May 31, 2015. During this time, Alpha Theta will be the sole fraternity using the individual rooms and common space. The house, located at 709 North High Street, is currently known as Gaskins House and is directly over the hill from 117 Belmar.

Forty-four Alpha Theta members have signed contracts with ATHCO to live in the house. ATHCO is using a comprehensive Housing Agreement already in use for WVU Greek housing. Local Greek alumni attorneys developed the Housing Agreement. It is constructed specifically to address a broad range of issues, based on recent Greek housing experience at WVU. Lease terms provide a variety of remedies to limit risk to ATHCO, up to and including providing notice to WVU and withholding release of grades or other academic performance. Individual security deposits are collectively committed to pay for any property damage or deficit in rent collections. Parlor fees, dues and parking space rental will use the same collection practices as room rents.

WVU Greek Services Corporation and WVU Office of Student Organizations are providing property management services. A live-in house director will be vetted by WVU Office of Student Organizations and hired by ATHCO.

Chapter planning for this rental had begun in November 2012 and continued into early April 2013, when it became evident that an established corporate entity was needed to act on behalf of the Chapter. At that time and at the request of chapter leadership, ATHCO began review of financial pro forma and lease terms. Early in June, review and discussion among various ATHCO board members was completed. By mid-June, a proposal to lease the property was circulated to the entire ATHCO board for an electronic meeting and vote. A unanimous vote quickly followed in favor of signing the lease and appointing Jeremy Hatcher as ATHCO's representative. Jeremy is an Alpha Theta 2003 initiate, current Chapter Advisor and a Morgantown resident.

A number of operational details remain to be resolved, but progress is steady in a positive direction. Some Pikes attending summer school are already living in the house.

ATHCO Directors are pleased to have assisted the Chapter in their quest for a rented chapter house to enhance their fraternal experience. Certainly, the experience they will gain through this lease will help them develop the disciplines and culture needed to successfully occupy a permanent Pike House in the future.

John Allevato '62  
Dan Brennan '65  
Larry Cobb '59  
Lowell Connor '64  
Al Dering '65 Vice President

Joe Feola '79, President  
Jim Gabriel '64  
Phil Iapalucci '83, Treasurer  
Doug Ladish '62, Secretary  
Jim Laughlin '60

Jim Morgan '77  
Tom Pendleton '55  
Brendan Ruppert '00  
Dan Snyder '75  
Hank Wagner '61