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Eastgate tenants may be ousted

By ANDY RATNER
Daily Collegian Staff Writer

If the conditions get much worse, Eastgate tenants might have to find another place to live.

State College Housing Code enforcement officer James Pettigill said Thursday, "We'll give the place a close inspection once the bad weather breaks."

"I was there today to check a carbon monoxide leak in one apartment and a broken furnace in another," he said. "It's reaching the stage where the building might have to be closed down."

Pettigill added that because of the temporary status of the Alpha Management Co., now in charge of Eastgate, the financial situation limits any major repairs.

In the meantime, tenant complaints are heating up.

Eastgate residents will meet in the apartment management office on Monday night at 7 to clear up a few rumor-clouded issues.

"We'll try to form a tenants organization," said Marty Scarano, a chairman for the Organization for Town Independent Students and a two-year Eastgate tenant himself.

Scarano and Mike Popcke, another OTIS member living in Eastgate, are working to coordinate their organization with the disgruntled tenants and Alpha management.

"There's a lot of interest being stirred up among the tenants," Scarano said. "The crowds on the buses yesterday

were really buzzing about the whole thing."

Popcke said that he and Scarano had tried to organize a tenants association last year, but the management ripped down all the meeting announcement signs.

Scarano said that neither the tenants nor the Alpha Management Co. are responsible for the numerous problems plaguing the building. He said that when the Eastgate maintenance crew left the apartment a few weeks ago, they carted away most of the tools and snow-blowing equipment with them.

Gene Paranzan took over as manager for Alpha two weeks ago and organized a five-man maintenance crew to begin cleaning up the cracked plaster and the waterlogged carpets.

The combination of awful weather and vandalism, he said, has compounded the problems.

"Because of this frigid cold spell, heat in the apartments is my main concern," Paranzan said. "We just replaced a couple of doors and windows."

Paranzan will meet next week with the principals in the Maswest corporation in their New York offices. "My bosses will come here on Feb. 7 for the sheriff's sale," which will determine formal ownership of the building, Paranzan added.

\$2,432,000 is owed on the Eastgate property, he said.

Paranzan said that as of right now, it isn't feasible for Maswest, Inc. to sink

too much money into the building, since it is only the temporary 'mortgagee in possession.'

Many tenants have been waiting so long for repairs, that the added delay is merely accepted with a sigh.

Ken Pehanick (8th-marketing), a two-year resident of Eastgate, said that his roommate hasn't been able to live in the back room of their apartment since mid-December, because of an inch of water sitting on the carpet.

"The problem is now worse than ever," he said. Pehanick added that his apartment doesn't have any heat, but it does have a gaping two-foot hole in the bathroom ceiling.

"The conditions are horrible. We called the former management every day, but nothing was ever done. The new manager tells us that he hasn't received the necessary parts yet. We refuse to pay our rent until we are given some livable conditions," Pehanick said.

Bruce Generotti (8th-finance) said his carpet is soaked by outside water seeping in through the walls. After several unanswered requests for help, Generotti stapled a piece of plastic stripping to the wall to channel the water away and chopped ice off his window sill with a hammer.

Pehanick said "the maintenance crew was always very friendly. It was the people in the office who gave us the trouble."

Several tenants complained that the former management used "scare tactics" to get people to pay their bills on time.

Benton Leong (grad-computer science) said that a friend of his delayed paying his rent because the Rojay Co. would not make repairs on his apartment. He said that Rojay continually threatened to press charges against his friend and even declared that they had carried out the action.

Leong's friend then went to the District Magistrate's court and learned that no such suit had ever been filed.

David Jenks, an Eastgate tenant since 1974, worked for the former Rojay management for several months and said that they put heavy pressure on tardy bill-paying residents and the maintenance crew.

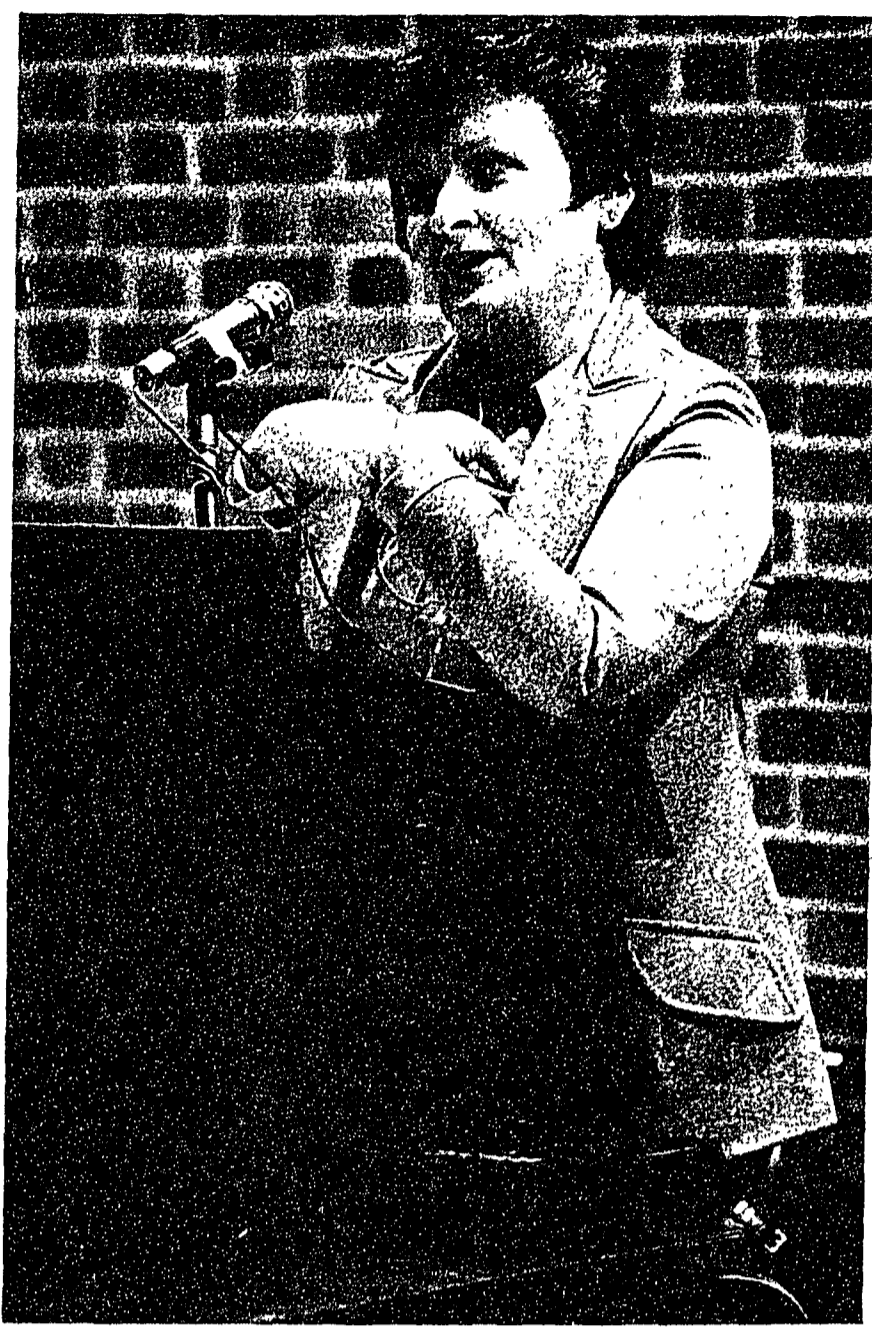
After a dispute over his own late payment, Jenks said that he threw the management a bluff, telling them he was a government employee with the CIA, involved in an investigation of Eastgate.

"They looked like they saw death. I was always suspicious of them," Jenks said.

Rojay could not be reached for comment.

Four years ago, Eastgate was called Bluebell Apartments. It was owned by a man named Burt Rudy, who also owned Laurel Glen. Maswest, Inc. took over from Rudy in February 1974 and Rojay bought the apartment three months later.

Rojay also owns Southgate Apartments in State College.



Pot question posed

Photo by Dan Query

Rep. Helen Wise, D-7th, said Thursday night at a HUB question and answer session that the marijuana decriminalization bill in the state legislature must get into caucus soon. Otherwise, it stands a poor chance of getting passed for a while, because of upcoming primaries, she said.

A.W. & Sons raise rent, term of lease

By GREG BROWN
Daily Collegian Staff Writer

Rent increases in apartment complexes owned by A.W. & Sons Enterprises may have a profound effect on downtown merchants and the University as well as tenants, according to Jeremy Abrams, president of the Organization for Town Independent Students.

Abrams said that it is very possible that the number of dorm contracts submitted will be up. He added that many students may be forced to drop out because they will be unable to afford to live in an apartment and unable to secure dorm space.

Because more money will be used to meet rent payments, downtown merchants will probably do less business, Abrams said.

OTIS also is very worried about the possibility of the A.W. & Sons increases setting the trend for other apartment owners, Abrams said.

According to OTIS, the increases range from 11 to 37 percent and affect Beaver Hill, Cedarbrook, Garner Court, Penn Tower and Park Hill Apartments.

A.W. & Sons' general manager Al Toth said that the increases reflect rises in the cost of labor, trash removal and utilities.

Renie Morrison, manager of A.W. & Sons' East Beaver office, says that vandalism in the apartments has been worse this year than in previous years.

Morrison cited damages done to fire alarm bells and fire hoses as well as fire hydrant misuse as examples of some of the vandalism done.

Also, problems have arisen with hot-water heaters and boilers, Morrison said.

Lee Rosenberg (8th-electrical engineering), a resident of Penn Tower, said that the rent increases are "absolutely outrageous for the condition of the apartments."

Rosenberg said that the rent on his large two-bedroom apartment is going up \$85 per month. "Even if we moved to a small two-bedroom apartment, the rent would be higher than it is now," he said.

Another problem for tenants of Garner Court and Penn Tower is that they will no longer be able to lease on a 9-month basis.

Rich Bartkowski (8th-civil engineering), a resident of Garner Court, said that the apartment he is currently in could only be rented at a rate of \$540 per month on a 12-month basis.

Because the residents there only desire to live there during the school year, the apartment would have to be sublet during the summer, Bartkowski said.

The management informed residents of this change on Jan. 25 and is giving tenants only until Feb. 6 to decide if they want to remain in their current residences.

Bartkowski said that he and his roommates would like more time to decide on whether or not to keep their apartment.

Abrams said that OTIS will "probably request that the management postpone accepting applications" from persons who are not currently tenants.

Trails Cornell, Temple; beats Pitt PSU rates third in tuition race

By PAM STEIN
Daily Collegian Staff Writer

The University has made the top five once again. Although it is not as prestigious as a fifth place in football, Penn State has claimed third in the tuition race.

The University's recent tuition increase raised it from the fifth to the third most costly government-supported school in the United States.

According to a survey of 1977-78 student charges released by the National Association of State Universities and Land-Grant Colleges, Penn State was ranked fifth with \$1,263 per year for resident tuition.

With the \$35 a term increase to begin next term, Penn State tuition will be higher than that of the University of Vermont (\$1,348) and the University of Pittsburgh (\$1,366), now ranked 5th and 4th respectively.

Those schools with higher resident tuitions are Temple University (\$1,450) and Cornell University (\$1,950). Cornell has the highest tuition of all govern-

ment-supported schools.

According to a statement by University President John W. Oswald at this month's University Board of Trustees meeting, Penn State is second in tuition rates among land-grant colleges. Only Cornell University, a land-grant school in Ithaca, N.Y., has higher resident tuition rates.

Temple University in Philadelphia is funded by the state but is not a land-grant college.

The University of Vermont, a relatively small school, is the third land-grant college that has tuition in the "top five" category.

According to the college association study, the median 1977-78 student bill was up 6.7 percent over last year. The increase was slightly higher than the general inflation rate which was 6.6 percent for the 12-month period.

Penn State tuition increased 9.9 percent with the \$14 tuition hike approved last May.

While undergraduate tuition was raised at most in-

stitutions, the study shows more dramatic changes in tuition and fees in graduate and professional schools.

The primary reasons for these increases, as cited by responding colleges, were inflation and program quality maintenance. The need for more faculty and staff and inadequate state appropriations were also cited.

Chalmers G. Norris, director of the Office of Budget and Planning, attributed Penn State's increases to inadequate appropriations. Norris said if the state had met Penn State's appropriation requests for the past few years, tuition would not have been increased.

Penn State has moved from 8th to 5th in total resident charges (\$2,877). Cornell again claimed first place with \$3,970 total charges.

Karen Leigh, research assistant for the college association said the yearly survey is very useful to its member institutions. She said that when universities can compare their tuition with other schools, no one will "madly raise tuitions."

'Gov. Shapp will have to make decisions' Coal strike may force University to close

By TOM PEELING
Daily Collegian Staff Writer

Gov. Shapp may have to ask the University to close if the energy problem, caused by the coal strike, continues, Fred Sovyak, West Penn Power Co. engineer, said Thursday.

"The governor will have to get involved in this soon," Sovyak said. "The governor is going to have to make some decisions."

West Penn has only a 39-day stockpile of coal left, Sovyak said. It will take 15 to 18 days for coal to reach West Penn after the coal strike is settled. Actually, that leaves about a 21-day supply of coal, he said.

"With 30 percent conservation, we could extend the time by one-third, from 21 to 28 days," Sovyak said.

J. Carroll Dean, manager for the University energy program, said he doesn't believe the coal strike can last too much longer.

Sovyak said that since negotiations with the coal miners broke off Tuesday, he does not share Dean's optimism.

"Coal miners are hard-working people, though," Sovyak said. "I don't think they're the type who like to sit around the house."

Sovyak said he hopes voluntary conservation will work at the University.

It will take the cooperation of everyone, he said.

"Very little or no night lighting" will be necessary to cut energy use, Sovyak said. "The University can't eliminate lighting where safety and health are involved," he said.

Cleaning offices during the day is one way to conserve lighting at night, Sovyak said.

Dean said shutting down elevators in three and four story buildings would be a reasonable way to reduce electric consumption. Handicapped people could be given keys to operate the elevators that would be turned off, he said.

The Office of Physical Plant has not

proposed closing the University, Dean said.

Deep freeze

For the first time in several weeks, traveling home for the weekend is possible (except to places such as Ohio, which is closed today). Yet, icy winds will continue, with variable cloudiness, flurries, and occasional snow squalls today, tonight and Saturday. Keep in mind, wind chill factors will be well below zero with a high temperature today of 12 and a low of 5. Traveler's Advisories are in effect but roads are open.

IN EDITION

Sorry folks, we'll clue you in

It didn't take long for several people (and it seemed like thousands) to call to tell us we left the clues out of the puzzle we reprinted in last Friday's "In Edition."

Here they are. We hope you remembered to save the puzzle.

- Across**
- Humans
 - Beach Boys girl
 - Wager too much
 - Name of a space probe
 - Political affiliation
 - Latin phrases for "he was"
 - Knows the —: is familiar
 - Part of an encyclopedia: abbr
 - Falls behind
 - Rhythm's partner
 - Parlez — francais?
 - Ram's dam
 - Actor Will and family
 - Serve the wine
 - Semiannual checkers
 - Roots
 - Hamelin's problem
 - Red or ticker
 - Prospects, in a way
 - "Hard all over"
 - Center or pace
 - Revolving part
 - "My name is Ashur —"
 - Froned plant
 - Craze
 - Stare
 - Merkel, for one
 - Subject
 - Of a region
 - Political affiliation
 - Get too large a total
 - Wariness
 - One's who estimate
 - Seems
 - Down
 - Was in a fashion show
 - Abash
 - Town on the Rhine
 - Runs
 - Rudiments
 - Nephtne

- Some actresses
- Makes photo particles
- Beer ingredient
- "Clear Day"
- Jumpy
- Alternate route
- Aromatic hydrocarbons
- Meerschaums
- Quietest trips
- Defeats
- Campaigner's desire
- Jack's foe
- Ridder of 30 Across
- The Orient Express, for one
- Pacific Islands
- South America's largest lake
- Low wall of a fort
- Restoring drug
- African nation
- Story teller
- Women's or men's names
- Famed convention site
- Swift
- Craze
- Shapes
- Give a lecture
- Type of beam
- Sell someone —: pull a fast one (slang)
- Mist: Scottish
- Siesta

Nittany Mountain high, I'm freezin'

Let's all sing "Stuck on top of Nittany and so-cold-I'm blues again."

And let's dedicate the song to Bob Murray (5th-business administration) and John Holko (5th-mechanical engineering).

Bob and John, known to their friends as Murf and Keno, last Friday decided to camp out on Mt. Nittany for the evening.

The two rounded up some camping essentials — sleeping bags, blankets, matches, plastic sheets to insulate them from the wind, and candy bars.

They tried setting up a campsite at the top of the mountain but they couldn't find any wood there for a fire. They finally settled on a spot further down the slope, lit a fire, ate a candy bar, and went to bed.

Murf and Keno left at 7:30 p.m. on Friday and returned at 10:30 a.m. Saturday, colder but wiser.

Like they say, you gotta suffer if you're gonna sing the blues.

Grade point, counter point

The Daily Collegian has been flooded lately with letters to the editor.

Ordinarily, the people who work on the editorial page would be thrilled with all of the material, but unfortunately many of the letters are simply not worth printing.

It seems that a sociology professor has been making his Sociology 1 class submit letters to newspapers for publication as a part of their grade.

Now, we can see a teacher wanting to get his students interested in the power of the press, but some of these letters have been downright ridiculous.

Most deal with abstract concepts only a sociology professor could love and a few have even quoted passages from sociology textbooks.

Regretably, space for letters is at a premium, so many of the sociology letters can not be printed. The

editorial page is a forum for opinion, not a battle ground for grade points.

In this respect the Collegian is a lot like the New York Times. That is, all the news that's fit to print, not all the news that's printed to fit.

There's snow better way to do it

You've heard of carrying coals to New Castle? How about carrying snow out of State College?

Last week, while wading around in the snow downtown, a Daily Collegian staff member noticed several borough trucks loaded with snow driving out College Avenue.

When we heard about this we were, needless to say, very impressed. Most of us were simply standing around complaining about the weather while our borough council was figuring out a way to make money by exporting it.

But, like they say, there's no business like snow business.

Name, rank and recycling number

It's hard to believe that a recycling contest could be taken over by a military junta, but at Penn State it is a real possibility.

We've learned that the reason Centre Halls didn't have any papers to recycle last week was because the

Centre Halls division of Army ROTC has been taking them.

The story is that the ROTC takes the paper and then sells it to be recycled. Proceeds from the sale go to a fund to pay for a trip to a marching competition.

It's nice that the papers are being recycled, but the money raised by Eco-Action goes to the Western Pennsylvania Conservancy, not just another march-in.

The contest results this week were as follows: North took an easy first; the graduates in Atherton Hall, and expansion club, took second; and West took third.

The other dorm areas finished in this order (from best to worst): South, Pollock, East and Centre.

The monthly award has not yet been announced.

Remember, if you catch someone with a uniform swiping papers from the recycling barrels, shoot first and ask questions later.

Minutiae: Fall down, sit up

Last week's weather contributed to the making of some spectacular icicles in the area. We found a nine-footer hanging from Irvin Hall in West Halls.

With the recent temperature fluctuations and rain, icicles falling from roofs have become a pointed reality.

For this reason, children should not be allowed to play beneath hanging icicles. University students should refrain from trying the Ella Fitzgerald Memorex test while under-nearth icicles.

After a tough internal struggle, Andy Epstein did break the two-minute sit-up record and by even more than he told us he would last week.

Andy's new record is 141 sit-ups in two minutes, 18 more than the old record. He had guessed he'd beat it by 15.

Andy is now preparing to file his new record in the Guinness Book of World Records. He says he'd like to be on the next David Frost-Guinness Book television show.

He is planning on trying to break a jump-roping record next, but that may be more of an up-and-down battle than he realizes.

As of February 30th, The Daily Collegian must wish a fond farewell to Diane Monderine, our production shop's night assistant supervisor. Diane is getting married next month. Diane helps "paste up" the pages of the Collegian that you read every day. It is an exacting job that requires a good deal of attention to how straight the various articles are set on the pages.

She will be missed.

by Mark VanDine, Contributing writer, Bob Frick