

Kappa Sigma

The Official Publication of Kappa Sigma Zeta of
Lambda Chi Alpha Alumni Association, Inc.
Winter, 2005

IT'S BEEN A WHILE BUT, WE ARE BACK

It has been a while since we have last communicated with our alumni. For this we apologize. The last few years has been a roller coaster for the Alumni Association. Let me fill you in on what has transpired.

In April of 2000 The Board of Directors held a closed meeting to discuss the future of our fraternity and the Alumni Association. The house was only 65% occupied and the actives were not cooperating with the Alumni Association. When the actives returned to campus in January of 2000 all of the non-brother tenants either broke their leases and did not move back into the house or they did not return to Alfred. This left the house at a 65% occupancy. When asked by the Association treasurer to consolidate everyone onto the second floor the actives outright refused. By having everyone move to the second floor, the third floor could be closed off and we could realize a savings on both electric and gas. After several complaints from the actives and several arguments the issue was finally dropped.

Legal action was pursued against those that broke their contracts but this action was stopped because we felt that the tenants had just cause to break their contracts. The overall feeling was that they did not feel comfortable living in the fraternity house. In general the actives made them feel unwelcome.

With the financial resources of the Alumni Association being depleted and the inability to fill the house the Board voted unanimously to sell the building. The house that brotherhood built was to be sold. This decision was not to be made public until after Graduation 2000.

Between Hot Dog weekend and graduation the Association Treasurer had several confidential conversations with AU officials in the preparation of the sale of the house. The main concern was that the brothers would have a place to live. The University assured us that they would provide them with housing on campus, either in the suites or in the apartments and that they would be kept together. Unfortunately, the promise of keeping them together was not upheld by the University. Conversations were also had with the administration about them possibly purchasing the house. This option was turned down by the University. After graduation 2000 the announcement was made to the actives that the house was to be sold that summer. Of course, as expected the decision was met with much anger from the actives.

Letters were sent out to all house presidents letting them know that the house was for sale. It was made very clear in the letter that the fraternity was to continue but the Alumni Association was selling the house and its contents. We had three interested buyers, Delta Zeta Sorority, Sigma Alpha Mu & Kappa Sigma Fraternity.

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Next time you are surfing the net stop by and visit WWW.AULAMBDA.Com.

This is the official website of the Alumni Association. On the site you can look up the current addresses, phone numbers and e-mail addresses for members of the Alumni Association. Also, there will be news posted on the site of upcoming Alumni events and Alumni news as it is sent to us. You can also update your contact information and send us information that you would like to have posted.

If you have any pictures or news that you would like to have posted on the web site please forward the information to Mitch Feldman at AULambda@AULambda.com or mail the information to 412-9 Tournament Drive, Union, New Jersey 07083. All original pictures will be returned.

**Remember - Visit WWW.AULambda.Com
to update your information**

Our Future

Now that the House has been sold and The University has abolished the Greek system it is time for us to get on with our business as an alumni association. We currently have over 1000 alumni world wide. It is the goal of the Association to keep our alumni in touch with one another through newsletters, our new website (WWW.AULAMBDA.COM) and area gatherings/class reunions.

The funds from the sale of the house will be used to keep our brothers together. The Association currently has enough funds to continue its operations for many years to come.

Anyone interested in hosting a reunion should contact the Board at Aulambda@Aulambda.com. The Association will send out notices and also help defray some of the costs of organizing the event.

**It's Been A While, But We Are Back
(Continued)**

Delta Zeta after several inspections declined to make an offer. The house did not meet their national standards. Sigma Alpha Mu also declined to make an offer, the house was too big for their needs and they decided to build a new house down the road from our house. Kappa Sigma was very interested. They were very familiar with the building and its possibilities. Negotiations began. After about one month of back and forth negotiations we came to an agreement. They would purchase the house for \$300,000.00. We were to hold the mortgage for 20 years, during which time the interest rate would fluctuate based on the Treasury Bill. First year interest was to be 8% second year 9% and 3-5 years 10% then it would adjust to 2.75 over the T-bill rate every 5 years. Total proceeds were estimated at \$750,000.00.

As part of the negotiations with Kappa Sigma negotiations with Alfred University was also taking place. We were able to get AU to continue their guarantee on our bank note of \$120,000.00+ for another five years. This note was to be paid with the proceeds from Kappa Sigma. We also began negotiations with Alfred University regarding the land lease. We could not turn over title to the building to Kappa Sigma until the land lease with the University was in their name. This was the hard part. AU wanted Kappa Sigma to enter into the new form of land lease which gave the University all kinds of control on the building and land. This was not acceptable to us since if Kappa were to default on the note with us we would take over the house and land and inherit this new land lease. Our existing lease which had 25 years left on it was more favorable to all parties. Negotiations with the University came to a stand still in late 2001.

In July 2000 the deal with Kappa Sigma was finalized. They took possession of the house and grounds on August 25, 2000. They were to be a tenant with full responsibility of the house and property. The rent that they paid to us was in accordance with the mortgage schedule. We received one monthly check from them and they took care of all of the rest of the bills and responsibilities. This tenancy arrangement was meant to be a temporary arrangement until the Land Lease issue could be settled with AU.

During the next 2 years things went very smoothly. Kappa Sigma made their payments on time and the Alumni Association was becoming financially solvent once more.

In February 2002 a ZBT brother was found dead in the creek behind their house on Main Street. This prompted the University to create a special task force to determine whether or not the Greek system should continue. After three months of research the committee decided that the Greek System should be abolished. On May 20, 2002 Alfred University issued a press release stating that the Greek System was to be abolished immediately. Several days prior to this press release the Association treasurer had received word that the announcement was to be made within the next few days. That night Kappa Sigma was contacted and plans were made for the transfer of control of the building and grounds back to the Alumni Association.

At the same time talks again began with University officials and our lawyers to find out what was to be done with the house. Kappa Sigma informed us that although the University was going to allow certain fraternities to continue to operate their houses the Housing Corp of Kappa Sigma decided it was in the best interest of all parties not to operate the house the next year. They agreed to continue paying all expenses on the building through August 3, 2002 at which time they would turn over the control of the building and grounds to us.

Realizing that the carrying costs of the house were about \$5,000.00 per month we knew we had to move quickly. Negotiations with the University were quick. AU agreed to take over the mortgage and pay us \$50,000.00 cash. They also agreed to pay outstanding R.E. Tax bills along with accrued interest on the note back to July 1, 2002.

On August 3, 2002 when Kappa Sigma turned the house over to us we turned it right over to AU. The sale of the house to the University took almost a year to finalize. There were several legal obstacles that had to be resolved for both parties in order for the deal to be finalized. finally in June, 2003 we received the final check from the University along with the release of the Land Lease and our mortgage obligation.



Visit

WWW.AULAMBDA.Com

Update your contact information,
notify the Alumni Association of news
Lookup old brothers.



Thoughts Under My Helmut

By
Steve Coleman
KE 1104

Well....many years ago, I went to a place that became an integral part of me. Alfred University...more specifically, Lambda Chi Alpha!! Through the years since I left Alfred, I have always found my personal "comfortable place" in the memories of that time and place, and the friends I had there.

I continued to find "peace" by remembering the "good times" of Lambda Chi Alpha at Alfred while I was deployed to Afghanistan over the past year, in support of Operation Enduring Freedom—the War on Terrorism. As you can see in the picture I have attached...



there are couple of places preserved in my memories---Norwich, NY, where I grew up, went to school, and where my family still lives: Hillsborough, NJ, where I currently live with my wife and children: Alfred University, where I spent four years, and the years since connected to.

There have been times in the past when the issues that surrounded me seemed overwhelming...or at least stressful and worrisome. But, somehow all that seems trivial when confronted by the day-to-day hardships that the average Afghani suffers through. We have the luxury of worrying about those damn taxes we must pay...those insufferable politicians that drone ad infinitum in elections...those troublesome diets...the high cost of health insurance...the occasional police ticket...the pressure of the work-load or course-load!

In Afghanistan, taxes are a "subjective" thing that the local warlords levy at their will, more qualified as extortion...elections are a concept that is completely new, violent, and corrupt...diets are unheard of, because nobody has ever had enough food to even contemplate a silly notion like a diet...insurance of any kind is unknown, as is any legitimate form of healthcare...law enforcement is something to be generally feared, as it is almost always corrupt, and at most times the evil tool of the warlord or politician...pressure from work is something that insurmountable, as they try to wage a losing battle against the desert clime and the lack of medical resources, law, and infrastructure...and the pressure from academia is non-existent, due to the fact that the vast majority of schools were closed, eliminating the potential threat of an educated and informed populace.

I had commented several times in my tenure in-country that Afghanistan is "biblical with a few autos and several AK-47s machineguns"!!! Homes are still built by the family, with their own hands...almost entirely out of mud. Families are always large and extended...with everyone living in the family "compound". Children often die of maladies that are commonly cured in the U.S. with a modicum of medicine. Children almost always achieve adulthood without the luxury of literacy, let alone significant academic advancement. Most Afghans never see the extent of their own country, let alone the rest of the world. There is no road and bridge infrastructure to speak of. Plumbing is an essentially unknown concept. Electricity is a luxury that few can afford.

So...my advice to you all is to live each day with a realization that what we have attained as a people, and as an individual, is something to be grateful for. Remember every time you flush or turn-on the faucet...every time you open your refrigerator and see food...every time you go into a well stocked store...every time you see a police officer or military person...every time you start your car...every time your Air Conditioner or Furnace comes on...every time you call your doctor or dentist...every time your job or school expects something from you. Remember...how fortunate you are. Remember what a luxury it is to have a shared experience in brotherhood, and how absolutely fortunate we are to have spent such good times in Lambda Chi Alpha at Alfred University.

ATTENTION - Classes of 1948-1961

The 26th Annual Roscoe Group Reunion is scheduled for
June 14-16, 2005. For additional information go to www.AULambda.com, or contact
Roger Eiss - 360-576-5144 or Paul Messner - 410-778-9285

Missing Brothers

We have lost contact with the brothers listed below. If you have any information about anyone on the list please let us know. Please e-mail us at AULambda@AULambda.Com.

Last	First	Graduation	KE
Acosta	Ernesto	1987	1194
Aiken	Robert	1976	899
Armstrong	Donald B.	1954	402
Atha III	Stuart K.	1972	803
Attchison	Phillip	1980	1020
Beckman	Augustus D.	1951	326
Brigham, Jr.	Ralph V.	1951	236
Bunnell	Lowell A.	0	264
Caine	Bernard T.	1929	4
Darling	Frank C.	1982	1022
Davis	Glenn I.	1992	1301
Davis	Walter F.	0	158
Dean	Edward C.	0	520
Duttenhoefer	Ralph S.	0	217
Ford	John L.	1978	992
Fox	William J.	1979	1002
France	Stephen R.	1972	841
French	Alan W.	1983	1110
Germain	John R.	1976	905
Ghorra	Nabil J.	1986	1177
Gilbert, III	Frank C.	1957	471
Grace	Sgt. M. E.	0	509
Greene	Charles H.	1957	464
Hedges	Lee M.	0	168
Hoffman	John B.	0	25
Holliday J.	Dana	1987	1204
Hubert	Michael P.	1987	1205
Jalbert	Donald J.	0	575
Johnson	Robert F.	0	369
Kopp	David L.	1985	1153
Krasusuki, Jr.	Eugene L.	1980	1095
Lake	Dyer B.	0	32
Leopold	David L.	1981	1071
Lowe	Richard S.	1944	291
Marshon	James	1979	1051
Martin	David S.	1980	1036
McCallum	Jack H.	1950	317
Mcguire	Arlie C.	0	220
McNerney	Daniel C.	1980	1054
McNerney	Francis B.	0	38
Melendez	Rod	1994	1315
Milani	Col. John A.	1980	620

Last	First	Graduation	KE
Miller	Jeffrey T.	1990	1255
O'Dell, Jr.	William D.	1993	1323
Peck	John M.	0	401
Peffer	Hatch A.	1986	1185
Pettit	Paul B.	0	240
Pixley	David M.	1952	358
Place	Richard F.	1964	621
Reitz	Robert K.	1976	918
Ries, D.D.S., Ph.D.	William L.	1965	632
Roberts	Stephen D.	1968	706
Robins	Charles A.	0	163
Russell	Robert T.	1967	707
Same	Michael C.	1962	568
Sandnes	Gunnar C.	1956	450
Schechter	Paul G.	1980	1043
Schlehr	Walter R.	1932	99
Smith	Raymond R.	0	570
Smith	Frank L.	0	136
Smith	Robert A.	1994	1328
Snyder	Charles K.	1950	348
Snyder	Robert W.	1959	501
Streat	William H.	1981	1083
Swart	Robert	1953	398
Szejd	Gregory	0	541
Thomas	Jerold L.	1980	1084
Tiftickjian	John D.	1944	262
Timmons	Thomas C.	1972	800
Urban	John M.	1990	1272
Vu	Hien Do	0	762
Ward	Daniel P.	1969	735
Webster	Paul J.	0	92
Weiss, Jr.	Paul Joseph	0	544
West	Ross Donald	0	678
Whitman	Clark J.	0	71
Wilkins	Homer C.	1956	451
Williams	Georga L.	1929	59
Wright	Smith D.	0	69
Zounek	Stephen J.	1970	755

GREEK NEWS

Klan Alpine - Their house was awarded to a Geneva Student who sued them after sustaining injuries while attending a party at the house in October, 2003. He was shoved from the porch onto a concrete walk and then dragged into the house.

Let us know what is new in your life. Send information you would like to share with your brothers.

Via fax - 908-688-9062

Phone - 908-688-9062

E-mail - Aulambda@Aulambda.Com

Via Website - www.Aulambda.Com