

Lease Line—

Ethics group adopts watchdog role

By BARB SEARS

The Apartment Association is a recently formed group of apartment owners and managers, organized to assist landlords and aid communication among them. The local chapter has about 12 members, including the owners of Plantation Oaks, Barcelona, Travis House and others.

The organization has had difficulty both in attracting members and in deciding policy. However, it has not been secretive about its meetings and have invited participation by members of the Fair Housing Commission. Several of the recent undertakings of the Apartment Association have been activities which will have a direct effect on local tenants.

The Apartment Association is establishing an "Ethics Committee" which will be charged with a watchdog role as it relates to the conduct of member apartment complexes. This includes renting

policy and treatment of tenants. The five-member panel will include one student from the Fair Housing Commission; two of the other members will be landlords, and one will be a businessman. These ratios seem to give a definite bias to the committee, which may become apparent when tenants appeal to it on deposit-return cases or other problems.

However, decisions by the committee are not legally binding, and further action may be sought through the court system. The Ethics Committee could be a major strength of the Apartment Association if it can prove itself a rational and unbiased decision-making panel. Such action would give credence to the claim that the organization does not wish to shelter any "bad" landlords.

The Ethics Committee is also supposed to reprimand member landlords who stray outside of the accepted policy standards. However, one of these maverick

activities may include offering one-month's free rent to new renters. It will be unfortunate for those landlords and the tenants who would be attracted by such an offer if such a negative policy is actively pursued by the committee and the Apartment Association.

Recently, it was brought to my attention that the leaders of the Apartment Association were urg-

ing members to convert to nine-month or year leases, rather than maintain semester leases which are more favorable for students who rent. Originally, my sources had indicated that most of the local apartments had responded, and were planning to convert to nine-month leases.

However, to their credit, many landlords recognized their dependence on students as tenants, and the students' need for flexibility

in rental situations. The members of the Apartment Association had extensive discussions of the matter, but did not reach agreement on a policy. Many of the landlords are maintaining their semester lease policies, and should be commended. The include Sonnenblick, Parkway and Monaco apartments. It seems fairly certain that Barcelona and Travis House Apartments are going to change to nine-month leases.

Listen up Cursing said all right for noisy places

Editor:

This is in reference to a letter written by an agent of the Liquor Control Board.

He made the statement that I could have violated someone else's right by "raving blasphemies and assorted profanities." I don't think this would have been possible taking into consideration the establishment that I attend. There were at the minimum of 100 people present making a good deal of noise along with a live band which was making more noise than music. What I am getting at is that anybody who heard me would have had to been actively listening to what I said (i.e., my friend who I was addressing or an L.C.B. agent standing close by).

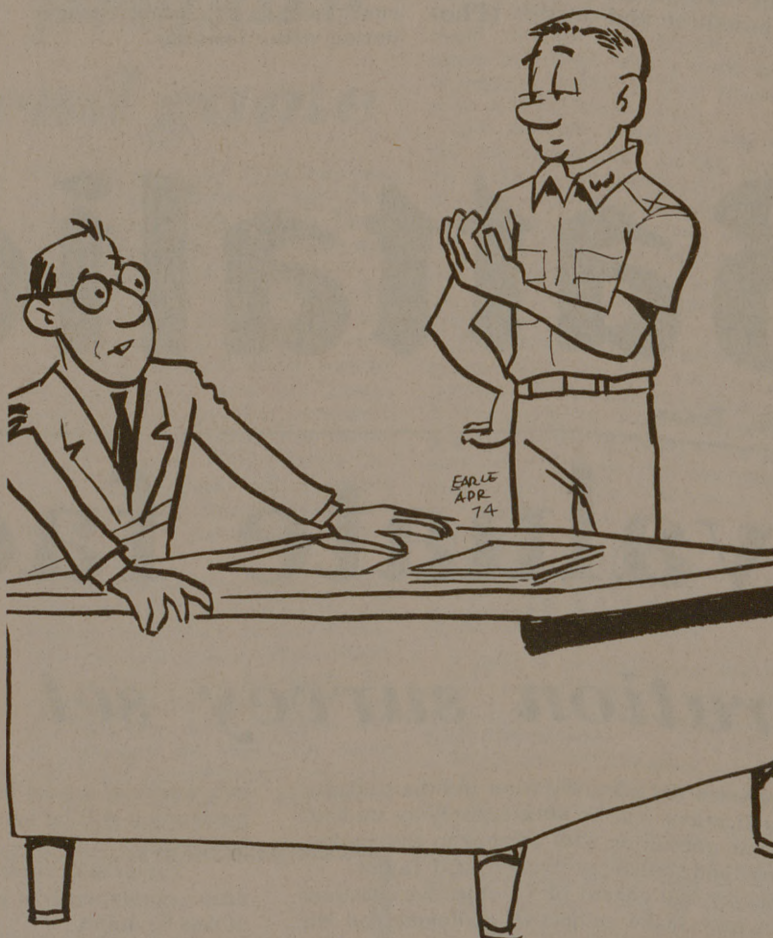
I am sure what I said was no worse than what anybody else said though I won't defend myself on that basis. What I do feel is that if a law is on the statutes then it should be enforced completely and not selectively for if it is only selectively enforced it then only means harrassment.

I will agree with Mr. Broughton that profanity in a quiet restaurant is out of place but in a place where no one can hear it, who can it hurt?

Bill Echols

CADET SLOUCH

by Jim Earle



"You mean that the missing page in your last exam was lost, and I'm supposed to take your word that you answered those questions correctly?"

Editor's Notes

by Rod Speer

Last night Student Government Radio announced in a broadcast that an investigation of an alleged kickback given to Shariq Yosufzai, former student government vice president, was being conducted by the administration. The broadcast also charged The Battalion with withholding this information from the students for a month.

What it failed to mention was that the investigation concluded a month ago, according to Dean of Men Charles Powell, and the case dismissed. However, Dean Powell did not reveal this until after the SG broadcast.

The Battalion did know a month ago that a student named Joe Walker had accused Yosufzai of accepting a kickback in connection with a loan made through the Campus Chest. The few students and administrators near the situation refused to enlighten The Battalion with concrete, useful information. With only hearsay evidence the public airing of the accusation would have unjustly slurred Yosufzai's reputation. Battalion efforts at determining what action was to be taken met with repeated failure. SG Radio's broadcast forced Dean Powell to end his closed-mouth policy and clear the air once and for all.



'MEDIA CAUSED LOSS OF ESTEEM FOR PUBLIC OFFICIALS.'—Sen. Edward J. Gurney (R-Fla.)

The Battalion

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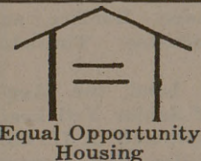
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By Gary L. Moore

"CHILD PROOFING" is not yet built into today's carpets, which can be made mothproof, static-free, sunfast and mildew-proof. Easy cleaning and stain-resistance are a big plus, of course, where children are present during their young growing years.

The presence of active children and pets should be a factor in any carpet choice. Medium tones rather than very light or very deep colors might be advisable, helping to make the carpet look soil-free between cleanings. Or specify a carpet fiber that is known for soil-resistance, such as a treated nylon pile.

An even better choice would be a multi-color carpet, popular today and available in an ever-wider range of mixes. The combination of two or more colors tends to "hide" spots and soil, the eye being deceived by the varied shadings in the carpet. Patterned carpets also tend to hide soil, and are available even in relatively low-priced prints.

An olefin, or indoor-outdoor type carpet makes a good budget choice for hard wear. A "budget" carpet, however, isn't always the wisest choice for wear. Remember, the more yarn that is packed into a square inch of carpet (its density), the more it will wear well... and better carpets offer this greater density of construction.

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