

Brothers of Lambda Upsilon:

Milo Gonser and I are jointly writing this letter to all of you. Milo has prepared a factual assessment of the current situation regarding the house. I have added to that assessment with my thoughts and comments to all of you. Please read, respond, share with any brother you know who is not on this email distribution, and act upon it.

Milo assessment follows:

One of the agenda items for the annual meeting at the end of March will be whether it is financially feasible and practical to continue operating the Chapter House, located on North Fourth Street, Marquette, Michigan. As you all know the Housing Corporation of Lambda Upsilon Zeta has invested a considerable amount of money during the last three years in upgrades to the living areas of the Chapter House. To make room livable we have supported projects to insulate walls and ceilings, put in more efficient windows, totally replace bathrooms, install a fire alarm system, replace carpeting and floors. These expenses were required to encourage occupancy in the chapter House.

Things which are badly needed are replacement of the kitchen cabinets and counter tops, replace of kitchen appliances, a new water line, fire doors on the furnace room, additional insulation in areas which remain uninsulated, additional replacement of more weather efficient windows, and improvements to the basement bathroom. In the fall semester of 2006 the Chapter had four men living in the Chapter House. In the spring semester of 2007 the Chapter will have eight men living in the Chapter House. Because the chapter was unable to get a minimum of six men living in the Chapter House during the fall semester and eight men during the spring semester of 2007 the active Chapter signed a IOU to the Housing Corporation for the rent attributable to the minimums. However, the Chapter simply does not have the funds to pay the IOU at this time or in the foreseeable future.

The house is now more than 100 year old. There is simply not sufficient rental income to expect to make the needed repairs and upgrades from the rental income. The current rent does not cover the basic operations and service the existing debt on the property. If the Chapter House is to be maintained as a credible location for the Chapter for the coming years, it will require coming up with a viable plan to continue to operate the house without increasing the current debt, having sufficient residents to support the day to day operations and a fiscal plan to fund the upgrades which are badly needed. We believe this is a critical decision that the alumni must make for the future of the Chapter and the fraternity. We are currently the only fraternity with its own Chapter House. But unfortunately, we can no longer count on the house to operate itself without dealing with the issues such as risk management and sound fiscal operation.

The other option is to put the Chapter House on the market and bank the funds for the day when either the Chapter or the University decides to build a new structure to house fraternities. The Chapter House is currently a valuable asset of the Chapter. If it falls into further disrepair or diminishes in value, the Housing Corporation will have wasted a valuable asset. This is obviously one of the most critical decisions which have faced the active chapter and its alumni in a number of years. If you wish to have a say in this very important decision making process, you should plan to attend the annual meeting of the Lambda Upsilon Zeta Housing Corporation. Next year is the 40th anniversary of the Chapter, and this is a decision which will impact forty years of actives and alumni.

My thoughts and comments follow:

Today we have over 500 alumni. I think that is totally awesome. Back in my day (Zeta #139) that were not sufficient alumni to make a difference. We were a young a growing chapter. It is fair to say times were different back then.

As I have stated many times before I know that if it were not for the support and brotherhood of the fraternity, as well as my adopting the beliefs of Lambda Chi Alpha, I would not have finished college and enjoy the lifestyle I have today.

Additionally I contend that each and every one of us have benefited from our fraternity experience even if you have not been able to quantify it as I have. Essentially we have each benefited by being a Lambda Chi.

I also contend that most of us have been negligent in recognizing that fact and making appropriate effort to contribute to the good of the chapter.

I have spent a fair amount of time at the house in my role as president of the Housing Corporation. I have learned that even though I am just an old fart I have discovered that as much as things have changed things remain the same. The banter, the belonging, the brotherhood is still very much the same.

I know most of you are aware that we have needed to assert some discipline to focus the chapter. I firmly believe that things are getting back on track and that we have a committed group of young men who deserve to be called brothers. With each interaction they demonstrate that they are committed to the future of the chapter.

It is fair to state that time has taken its toll on the house. We all have collectively contributed to the wear and tear of the house. Now after many years of our use the house and the chapter need our help. Over the past four years Alumni donations have been gradually growing and making a difference. In 2006 the Housing Corporation received over \$2,300 in donations. Every dollar of those donations was spent on the house.

In the last four years we have renovated two bathrooms, replaced windows and doors, tiled the kitchen floor, installed a fire alarm system (required for insurance), replaced hot water heater, made electrical improvements, Insulated and replaced drywall in upstairs bedrooms, other general repairs, as well as replaced the ancient green carpet with commercial quality carpet. This was done through loans which must be repaid, significant sweat equity by the chapter, and with the help of alumni donations.

Yet there is still more to do. Projects include additional insulation, and window replacement, kitchen cupboards and counters, appliances, repair and paving of the driveway, fire suppression system, water line replacement, and sidewalk repairs, renovation of the front porch and steps, and more.

Ongoing improvements and repairs cannot be supported by rent alone. The fraternity needs, and deserves your help. It is time to payback for the benefit you received and make a positive contribution to someone like you.

Now is the time for the alumni brothers of lambda Upsilon to come together for the good of the chapter. With over 500 alumni we can be a powerful force.

If every alumnus were to contribute a mere \$20.00 we would be able to generate over \$10,000 per year for the benefit of the house and fraternity. I'm confident that many of you are capable of giving significantly more. I am one of several who have contributed over \$250.00 per year. With that kind of support we would not be struggling to make repairs we could be considering expansion so that more worthy young men could participate in the benefits of living in our house.

I call on each and every one of you to step up, dig deep into your pockets and contribute to the cause. It is time for you to make a difference and contribute to the growth of Lambda Upsilon to ensure that the legacy we all share continues to grow into the future.

I am asking each of you to make a commitment, not just a one time give and forget. I'm asking each of you to step up and make an annual contribution to the Housing Corporation. Help us establish a renewable fund to support our house. Help up maintain our legacy and contribute to the future of Lambda Chi Alpha at Northern Michigan University.

We all became Lambda Chi's for life. When I meet someone and we exchange college information and then state you were a Lambda Chi? I correct them and proudly state "I am a Lambda Chi". I am proud of that. I hope that each of you are.

We are all good brothers, each one the others friend. We are all good brothers until the very end. We are all good brothers so let's give a rousing cheer for LAMBDA CHI ALPHA the one we hold so dear.

In ZAX,

Gordon Webb & Milo Gonser

We hope to hear from all of you.

Please send donations to:

Bruce Ortenburger (Housing Corporation Treasurer)
N3445 Four Seasons Drive
Iron Mountain, MI 49801