



DELTA DELTA (ΔΔ)

June 30

ANNUAL
REPORT

2022

This report documents the activities, accomplishments, and financial status of the Delta Delta Property Association of Sigma Nu Fraternity, Inc., and the Delta Delta Alumni Chapter for the fiscal year ending this date.

**2021 – 2022 ANNUAL REPORT
DELTA DELTA PROPERTY ASSOCIATION
DELTA DELTA ALUMNI CHAPTER**

June 30, 2022

I. INTRODUCTION

This joint annual report addresses the activities and financial status of the Delta Delta Property Association of Sigma Nu Fraternity (“the Association”) and the Delta Delta Alumni Chapter of Sigma Nu Fraternity (“the Alumni Chapter”). It was prepared and submitted by the President of the Delta Delta Property Association of Sigma Nu Fraternity as required by Article VI of the Association’s Bylaws. In addition, it is intended to meet the alumni chapter reporting requirements established by the General Fraternity. The Association President concurrently served as the Commander of the Alumni Chapter during this reporting period. The period of this report is from July 1, 2021, through June 30, 2022, unless otherwise stated. This report is published without some of the financial results in order to make the report available as early as possible. Complete financial results will be added after the end-of-year accounting statements are available.

II. FOREWORD

This report addresses the activities in which the Association officers and directors and Alumni Chapter officers have been engaged. The Collegiate Chapter was suspended on May 11, 2018, so there are no Collegiate Chapter activities to report.

III. ALUMNI CHAPTER

1.0 ACTIVITIES AND ACTIONS

1.1 ANNUAL MEETING AND ELECTIONS

The annual meeting of the Alumni Chapter was jointly held with that of the Association on October 3, 2021. A report of that meeting was prepared and distributed. Chapter officers elected at that meeting are:

Commander:	Robert Nelson, ΔΔ916
Lt Commander:	Gary Gleason, ΔΔ1247
Treasurer:	George Bonnewell, ΔΔ1490
Recorder:	Cam Sabatini, ΔΔ1534
Advisor:	Jim Wyland, ΔΔ1273

Complete contact information for these officers (along with Association officers and directors) was distributed following the annual meeting. This information is not repeated here for privacy reasons.

1.2 ACTIVITIES

Working with Affinity Connection, the Alumni Chapter:

- Adopted a joint strategic plan for the Alumni Chapter and Property Association;
- Prepared and distributed one fall and one spring newsletter;
- Prepared and distributed one fall and one spring e-mail letter;
- Received and deposited donations to the Re-Colonization Fund;
- Prepared and sent acknowledgement letters to all donors;
- Maintained the alumni database and informed the General Fraternity (GF) of address changes;
- Posted updates on Facebook and LinkedIn group pages including obituaries of deceased brothers;
- Sent condolence letters to families of deceased brothers;
- Launched and maintained the new web site: www.sigma-nu-psu.org;
- Continued planning, and made reservations for, a reunion in State College to be held on July 22 – 24, 2022. Significant assistance was provided by Brother Jim Shincovich, ΔΔ860, and his wife Susan.

Similar activities are planned for the 22 – 23 fiscal year.

In-person alumni events were not scheduled during the period this report covers because of social restrictions imposed by the COVID-19 pandemic. Several small Zoom™ reunions were held.

2.0 FINANCES

Expenses for the activities reported above totaled \$9,310 (including advance costs for the reunion) and were paid by the Association. This fiscal year's fund raising resulted in 27 donations totaling \$5,233 all of which were retained in the Re-Colonization Fund. This Fund total stands at \$27,276.

3.0 RE-COLONIZATION

As previously reported, the GF had expected the re-colonization process to begin as soon as the 2021-2022 academic year. However, as a result of the lease extension, re-colonization activities are now expected to begin in 2026. The GF will be largely responsible for this effort supplying a full-time project manager and a team of recruiters on campus for an extended period. Support of Delta Delta alumni will be needed in two areas, fundraising and participation in an Alumni Advisory Board. Re-colonization plans will be developed to support that process.

In December 2021, the Chapter sent a letter to the GF's Director of Expansion and Recruitment, Evan Winebarger, to inform the GF of the Alumni Chapter's strategic plan for re-colonization, the status of that plan, the unique situation regarding the property deed, and begin joint planning. In a follow-up telephone conversation with Director Winebarger, Brother Nelson committed to preparing a draft re-colonization timeline for the GF's review. The timeline remains an outstanding commitment.

[Post-Period Note: Evan Winebarger has left the GF staff. James Ehrmann, the Director of Fraternal Operations, is temporarily serving in the Expansion and Recruitment capacity. Brother Nelson has sent him a copy of the December 2021 letter and a telephone conversation is being planned.]

IV. ASSOCIATION

1.0 ACTIVITIES/ACTIONS

1.1 LEASE AMENDMENT

In January 2022, the Evans Scholars Foundation (ESF) contacted the Association concerning its desire to use the house during the summer to house residents of the Western Golf Association Caddies Academy. According to promotional material supplied by ESF:

“The Western Golf Association (WGA) Caddie Academy provides summer caddie opportunities to under-resourced high school students who ultimately hope to pursue an Evans Scholarship. Since 2012, students have come from across the United States each summer to caddie at clubs in the Chicago area while living together under the guidance of current Evans Scholars. Participants are chosen during their freshman year [*in high school*], based on outstanding academics, leadership and character. Participants come from economically strapped backgrounds, and more than 90 percent are minorities.

Through the WGA Caddie Academy, students have the chance to earn money, meet role models and learn invaluable life lessons on the golf course. After successfully completing three summers, they become eligible to apply for the Evans Scholarship, a full tuition and housing college scholarship. To date, more than 90 graduates of the Caddie Academy have been awarded Evans Scholarships since the program began in 2012.

- Caddies work at area golf clubs during the summer
- Caddies at the WGA Caddie Academy live together for seven weeks every summer
- Programming includes test prep, speaker and leadership sessions and social activities
- Success of the WGA Caddie Academy has broadened our reach to include the launch of a Boys Caddie Academy in Chicago, an Eastern Caddie Academy in Philadelphia and the Seattle Caddie Academy that commenced in 2021.”

The lease with ESF is annual and therefore allows occupancy throughout the year. However, the lease requires the residents to be Penn State students. Therefore, an

amendment to the lease was required. The Association responded in writing on January 25 stating this fact. In addition, this letter stated, in part:

“If ESF desires to proceed, I believe we anticipate needing at least the following additional information: number of academy participants and age ranges; number and qualifications (including training) of 24/7 resident adult female supervisors; background check requirements¹ for all adults that will come in contact with the children while on our property; visitor control requirements; and procedures to ensure the safety and security of the minors.

We recommend that ESF take no further actions to establish the Academy using our property until these matters are resolved.”

The Association consulted with both our hazard and liability insurance carriers and neither voiced any objections.

Over the next four months, the two organizations and associated lawyers worked on the amendment. The Association’s principal concerns were the protection and supervision of the minor children and care/cleanliness of the property. The amendment was signed on May 18. Among other provisions, it required:

- Compliance with all laws, ordinances and governmental regulations applicable to employees, volunteers, and Evans Scholars having contact with minor children in residence at the Leased Premises (including but not limited to The Pennsylvania State Child Protective Services Law);
- At least two (2) but not more than four (4) full-time adult live-in house supervisors, one of whom must be at least age twenty-one (21).
- If WGA Caddie Academy enrollees of both genders are in residence, the males will be housed on a separate floor from the females with at least one (1) live-in adult house supervisor of each gender.
- Occupancy of the Leased Premises by WGA Caddie Academy enrollees may occur only during the months of June, July and August of each year.
- At least one month prior to WGA Caddie Academy enrollees occupying the Leased Premises, the Tenant shall submit to the Landlord, for review and approval, a cleaning program. This program shall include, but not be limited to, periodic professional cleaning of the common areas of the Leased Premises during WGA Caddie Academy occupancy

¹ The Commonwealth of Pennsylvania requires the following background checks for those working in public and private schools and businesses having direct contact with students. We believe these are appropriate for this purpose: Department of Human Services Child Abuse History Clearance; Pennsylvania State Police Request for Criminal Records Check; and Federal Criminal History Record Information. For more information, see [Clearances/ Background Checks \(pa.gov\)](https://www.pa.gov/clearances-background-checks).

and professional cleaning of each occupied bedroom and the common areas of the Leased Premises upon departure of the Caddie Academy enrollees.

- In person training on the Rules and Regulations of the Lease for all new residents within seven calendar days of initial occupancy.

The Association's legal fees were reimbursed in full by ESF.

The Caddie Academy enrollees and supervisors (all female) moved-in during the weekend of June 19.

1.2 TENANT IMPROVEMENTS

The ESF lawn sign, discussed in last year's annual report, was installed at no cost to the Association.

1.3 CLEANLINESS/CARE OF PROPERTY

The Evans Scholars continue to be outstanding stewards of our historic property based on routine Association visits and two end-of-semester walk-through inspections. Although minor discrepancies have been noted, as in the past, they have been corrected in a timely manner. That said, some significant discrepancies were found following the spring move-out. These were documented and corrected by ESF.

1.4 TENANT ISSUES AND INCIDENTS

1.4.1 Clogged Toilets

Clogged toilets were almost a weekly occurrence. Most were caused by waste, other than toilet paper, being flushed. This issue was a frequent problem in the kitchen bathroom, requiring the toilet to be removed to remove the clog. In one instance, the drain pipe in the basement had to be disconnected. ESF paid for all repairs. In an attempt to solve this problems "toilet paper only" signs were posted in each stall and the kitchen bathroom was locked and placed out of service. In addition, the lease was revised to include a prohibition on anything other than toilet paper being flushed.

1.4.2 Window Air Conditioning Units

Upon arrival of the Caddie Academy enrollees, one of the adult supervisors requested instructions to install two 12,000+ BTU floor-mounted air conditioning units in the second floor hallway. This request was denied by the Association because of the very clearly stated restriction in the lease, with emphasis added.

Window air conditioning units may be installed in the bedroom windows (one per bedroom) in accordance with instructions provided by Landlord for installing and removing window air conditioning units. Floor-standing units are considered window units because they exhaust through a window. Costs, if any, associated with such installation and removal shall be the responsibility of Tenant. The cooling capacity of window air conditioning units shall not exceed 5,000 BTU. Use of window air conditioning units may be limited by the capacity of electrical circuits and such circuits may not be modified to allow for such use. Window air conditioning units are

prohibited in the common area windows. Landlord reserves the right to remove any window air conditioning units that are improperly installed.

The supervisor then requested instructions for installing a 5,000 BTU unit in each of the 12 second floor bedrooms. The Association advised that the installation of an AC unit in each room (even at 5,000 BTUs), coupled with the existing mini-refrigerator/freezer unit and microwave in each room and the likely use of other electrical equipment such as TVs, computers, video games and hair dryers, would place a heavy load on the electrical system and likely lead to frequent circuit breaker trips.

Therefore, before the Association would agree and provide installation instructions, ESF was directed to perform and report the results of a circuit analysis performed by a licensed electrician along with the electrician's recommendations. ESF was reminded that the Lease states, "There shall be no rewiring or replacement of any electrical circuits for any room." As of the date of this report, this circuit analysis had not been completed.

1.4.3 Fire Department Summoned

Preface: The Centre Region Code Administration (CRCA) requires a designated Person in Charge (PIC), with associated contact information, for all rental properties within its jurisdiction. CRCA notifies the PIC of all inspections, code violations, nuisance property ordinance violations, emergencies and any other activities requiring landlord notification. In accordance with the Association's property services agreement with the Nittany Cooperative (Co-Op), the Co-Op is the Association's PIC. The Association's alarm/security service, Vigilant Security, also notifies the PIC when an alarm is actuated.

Discussion:

In the late evening of June 25, the Apha Fire Company was summoned to the house by the residents to investigate a "haze" in the basement. The method of notification was via a 911 call. Neither a fire alarm nor smoke alarm was actuated so our security service was not notified and therefore neither was our PIC. Alpha Fire attempted to reach Brother Nelson by phone at the time of the incident without success. Alpha Fire subsequently reached him on the late morning of the 26th. The source of the haze was determined to be a foreign substance that had melted in one of the dryers (owned and installed by ESF). Brother Nelson in turn notified the Co-Op and ESF. Brother Nelson directed the Co-Op to disconnect the dryers and vent hoses. Repairs were ordered by the Co-Op.

Upon further consultation with Alpha Fire, based on the conditions reported and observed by responding units, the direct 911 call was appropriate to conditions. Had the caller reported anything other than light smoke, the 911 dispatcher would have instructed the tenant to activate the building fire alarm system and evacuate the building. Similarly, if the automatic smoke detectors had activated and transmitted an alarm to Vigilant, the county would have dispatched the fire department upon notification by Vigilant (or the 911 call, whichever was received first).

1.5 MAINTENANCE, REPAIRS, AND IMPROVEMENTS

1.5.1 Capital Improvements

The patio project, discussed in detail in last year's annual report was completed in July 2022. ESF paid \$168,617 and the Association paid \$7,056. Before and after photos are available at:

<https://sigma-nu-psu.org/gallery/house-mothers-suite-project/>.

1.5.2 Maintenance and Repairs

Routine maintenance and repairs consisted of:

- Door and window repairs and adjustments;
- Lighting repairs;
- Electrical repairs;
- A break-proof plexi-glass sheet installed on the inside of the new door to the side patio;
- Plumbing and shower repairs; and
- Exterior door lock repairs and combination changes.

Planned maintenance and repairs included:

- Replaced the south basement fire tower door due to rust and difficulty in operating. This was delayed from 20 – 21 due to availability of parts and a qualified contractor.
- Repaired, repointed and capped the dining room chimney and removed the kitchen chimney; and
- Repaired the bedroom hallways' vinyl plank flooring (see discussion in last year's annual report) at no cost to the Association

Unforeseen Repairs:

- In the summer of 2021, residents reported several instances of bats inside the house. In response, our pest management service inspected and sealed several access holes and potential openings and installed three bat boxes; two on the house and one in an adjoining tree area. The total cost was \$2,934.
- Sealed flashing around the north chimney due to leaks.
- Repaired and secured a downspout.

Planned maintenance and repairs for '22 – '23 include:

- Replace slate on kitchen porch roof with asphalt shingles due to weathering and damage. This roof is original 1925 construction. Roofer will visit for an estimate on July 19.
- ESF plans to paint stripes in the parking lot at its expense.

Ongoing maintenance and repairs include:

- Property services provided by Nittany Cooperative including weekly and end-of-semester walk-through inspections;
- Lawn and shrub care;
- Pest control;
- Monitoring and maintaining the security system;
- Inspecting (and maintaining/repairing as needed) the sprinkler system, fire extinguishers, hot water system boiler, fire alarm system, water supply backflow, and kitchen hood exhaust;
- Exterior door combination changes;
- Accompanying weekly walk-throughs;

- Renting floor mats for the first floor foyer, living room and pool room; and
- Summer security checks.

ESF is responsible for the maintenance, replacement and repair of any doors, window casements, glazing, water softener and salt bin (including replenishing salt), plumbing fixtures and pipes, electrical fixtures, wiring and conduits, and heating systems when such replacements or repairs are necessitated in part or in whole by the act, neglect, fault or omission of any duty by the tenant, its agents, servants, employees, invitees. The tenant is also responsible for maintaining the carbon monoxide and smoke detectors and snow removal.

1.6 INTERACTIONS WITH THE UNIVERSITY, BOROUGH AND OTHER FRATERNITIES

For approximately the 26th year, Brother Sidwell, ΔΔ879, served on the Board of Directors of the Nittany Cooperative.

Brother Jim Shincovich, ΔΔ860, continued to serve as a member of the LFAA Board of Directors and attend meetings and monitor actions of the Borough Council.

Brother Shincovich will continue his support of the LFAA and perform volunteer work with the Borough and the Highlands Neighborhood.

1.7 AMENDMENT TO THE BYLAWS

During the Annual Meeting on October 3, 2021, the alumni approved an amendment to the Association's bylaws to establish the position of Chairman of the Board of Directors (CBOD). The CBOD has no additional authority but has the responsibility to lead the effort to find the president's replacement if/when the incumbent is no longer able to serve. Following elections for the three Board members whose terms were expiring, the Board elected Ernie Russom, ΔΔ1014, as its chairman. The chairman's term is one year.

2.0 CAPITAL NEEDS FOR RE-COLONIZATION

Re-colonization will not come without a price tag.

In addition to funding re-colonization activities, significant property expenses are anticipated during the leasing period. These include:

- Roof replacement
- Mortar repairs (patio & various locations on exterior walls)
- Parking lot pavement patching
- First floor furnishings (replace worn out ESF furnishings)
- Sound equipment for party room
- Bar and DJ stand for party room
- Upright freezer (for cook)
- Refrigerator for use by the brothers
- Double door refrigerator (replacement due to age) for use by the cook
- Exterior trim painting (every 5 – 7 years)
- New commissary flooring. The current flooring contains asbestos thus requiring a qualified asbestos removal contractor and special controls
- Patch and paint commissary walls

- Return memorabilia from storage and install

The most expensive action on this list is the roof replacement, estimated in 2018 dollars, as \$70,000. The total cost of these improvements & repairs is roughly estimated to be at least \$160,000.

Timing of the roof replacement is important. It needs to be replaced before it starts to leak to avoid damage to the underlayment and bedroom ceilings. On the other hand, replacing it before we know the outcome of our planned re-colonization could be a waste of money.

You are urged to consider donating to the re-colonization fund. By contributing to Delta Delta, you're investing in a new future, a future where Brothers of the highest caliber will be able to enjoy and benefit from the same Sigma Nu experience you once enjoyed. Think about the lifelong lessons, friends, and skills you obtained at Sigma Nu, the ones that made you who you are today. It's a future worth investing in, and we appreciate your consideration as we move forward. It only takes a moment to make a gift, large or small, and its impact will be felt immediately as we continue to work toward a new and bright future for our beloved Sigma Nu.

Please send your donations to:

Sigma Nu
Pennsylvania State University
Alumni Relations Processing Center
P.O. Box 7007
Albert Lea, MN 56007-8007

Or donate on-line at www.sigma-nu-psu.org.

All donations will be set aside to support the successful re-colonization of Delta Delta Chapter of Sigma Nu at Penn State.

3.0 FINANCIAL STATUS

A full financial report will be included in an Addendum to this Annual Report after year-end financial statements are prepared by our accountant. The summary sheet of the FY 21 – 22 budget execution report is enclosed. Net income for tax purposes will be significantly less because of depreciation (which is not a cash expense) and other accounting considerations.

IV. REPORT AVAILABILITY

This report will be posted in the members-only portion of our redesigned web site, www.sigma-nu-psu.org. Interested alumni can obtain the file by sending a request to Brother Nelson at nelsonnittany@aol.com. Officers, directors, advisors and the General Fraternity will receive this report by e-mail.

V. ACKNOWLEDGEMENTS

Deep appreciation is extended to the following alumni for their advice and support to the Association and the Alumni Chapter this year:

George Bonnewell, ΔΔ1490, Alumni Chapter Treasurer
Nick Bucci, ΔΔ1510, Association Director
Darren Crisman, ΔΔ1475, Association Director
Chris Dorian, ΔΔ1484, Association Treasurer
John Forstmeier, ΔΔ1499, Association Director
Gary Gleason, ΔΔ1247, Alumni Association Lt. Commander
Lane Kintigh, ΔΔ1156, Association Director
Doug Kosydar, ΔΔ1249, Association Director
Steven Rodrigo, ΔΔ1160, Association Director
Ernest Russom, ΔΔ1014, Chairman of the Board of Directors
Cam Sabatini, ΔΔ1534, Alumni Chapter Recorder
James Shincovich, ΔΔ860, LFAA Director;
Edwin Sidwell, ΔΔ879, Association Vice President, Nittany Co-Op Director
Pat Thompson, ΔΔ1400, Association Director
Jon Vinas, ΔΔ1473, Association Director; and
James Wyland, ΔΔ1273, Chapter Advisor, University Advisor, and Alumni Advisory Board Chair.

All the officers, directors, and advisors are thanked for their support throughout the year.

As always, feedback on how to improve the Association's or Chapter's operations is encouraged and will be appreciated.

Respectfully Submitted,

Robert A. Nelson

Robert A. (Nellie) Nelson, '72, ΔΔ916
Captain, US Navy (Retired)
President and Recorder
Delta Delta Property Association
of Sigma Nu Fraternity
Commander, Delta Delta Alumni Chapter
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Enclosure: FY 21 – 22 Budget Execution Report (Summary Sheet)