

UPCOMING EVENTS

May 16-19, 2014
Penn Alumni Weekend
November 1, 2014
Homecoming vs. Brown

BOARD ELECTIONS

The following were nominated and re-elected for another one-year term:

President

Mark Kocent '82

VP/Treasurer

Gerald Knorr '82

Legal Counsel

Maury Nunes '70

Steven Adler '82

Jon Greenawalt Jr. '91

Paul Hertel III '88

Dhan Pai '83

Tom Valenti '00

Reed Werner '01

Ronald Woodmansee '82

Any brothers interested in joining the Board, please contact Mark Kocent at 610-667-8409 or kocent@verizon.net

AWARDS

Congratulations to the following undergraduate brothers for being recognized as those members with the most-improved GPAs and for their overall academic achievement. Each was presented with a \$500 Gilmore Scholarship:

John Bergantino '15

Paul Clarke '16

Matt Kocent '16

Mike O'Brien '16



December 2013

CAMPUS NEWS

Phi Phi to Benefit from University-Managed Consolidated Capital Funding Model

\$10M in Pooled Funds will Help Ensure Long-Term Viability of Penn's Fraternity and Sorority System

By Mark Kocent '82

After extensive review and analysis of the current system for funding capital needs of the University-managed fraternities and sororities, the University administration has determined that it is necessary to move forward with a plan to restructure the funding of capital needs of campus residential fraternities and sororities as part of the University's commitment to ensuring the long-term viability of the Greek system at Penn. The revised capital plan will allow the system to comprehensively address deferred maintenance and asset preservation needs of the University-managed chapter houses, and establish a self-sustaining capital reserve to fund on a life cycle basis the long-term maintenance and preservation of the OFSA housing stock. The plan will provide approximately \$10,000,000 to address the capital needs of the system during the upcoming five fiscal budget years and will ensure the availability of needed funds for asset preservation and maintenance needs beyond that period.

Funds to implement the plan will come from three sources: a significant \$2M University capital grant, a University-funded \$3M low-interest line of credit, and market adjustments in occupancy rents and fees. To minimize the disparity in financial impacts to individual houses, the consolidated capital funding model will combine unpaid balances on all currently outstanding code-upgrade and asset preservation loans into a single loan with funds for repayment provided through the consolidated capital fund.

Details of the new funding model and the model's specific impact on the budgets and capital programs of individual houses are still being finalized. OFSA and the University's Division of Facilities and Real Estate Services will provide more details regarding the new



Sigma Chi is one of the many chapters that will benefit from a University-managed plan to restructure the funding of capital needs for campus residential fraternities and sororities. The plan will be implemented beginning in fiscal year 2015.

funding model in meetings with the alumni leadership of individual houses later this year. The plan will be implemented beginning in fiscal year 2015 (July 1, 2014).

We discussed the merits of this plan from Phi Phi's perspective. While we will yield the balance in our Capital Improvement Fund to this pooled resource, we will benefit from the larger pooled resources to make needed life safety improvements such as electrical upgrades and a new stair tower to replace the fire escape. This plan will allow our Board to plan for larger capital investments without incurring excessive rents. It is important to note that this plan will ensure that all alumni contributions to our Residential Operations and Maintenance Fund (600631) account will be maintained for sole use of Sigma Chi.

House Corp's Financial Assets Remain Strong with Modest Growth

At Homecoming 2013, **Gerald Knorr '82** provided a detailed accounting of the house corporation's financial assets. He once again should be commended for maintaining our strong position with continued modest growth:

Affinity Connection annual dues (9/1/12 thru 8/31/13): \$10,445 in receipts from 77 donors against \$10,241 in expenses for the annual website and *Quaker Sig* communication plan. See more information in the article to the right.

Short Term Assets:	\$34,306
<u>Long-Term Assets:</u>	<u>\$53,514</u>
Total Unrestricted Assets:	\$87,820
(+12% growth since 2012)	
<u>Assets managed by Sigma Chi Foundation on behalf of Phi Phi:</u>	
Phi Phi Scholarship Fund:	\$98,371
<u>Assets managed by the University on behalf of Phi Phi:</u>	
Residential Operations and Maintenance Fund:	\$59,406
Capital Improvement Fund:	\$41,546

Annual Fund Makes Alumni Communication Programs Possible

Calling All Brothers to Increase Participation in 2013-14 as We Approach Midpoint in Giving Year

The annual fund (our alumni dues program) serves as the primary revenue source for Sigma Chi Club of Philadelphia, Inc. This fund enables us to continue our alumni communication programs and provides ongoing support to the active chapter. Your donations make possible the *Quaker Sig* newsletter, the popular monthly email updates and our recently upgraded website.

Last year, our annual fund numbers were down compared to the two previous years in both dollars raised and donor participation. Each gift makes a big difference, and with a 23% decrease in giving, we are calling on you to help reverse these numbers as we approach the midpoint of our 2013-14 giving year.

Our annual fund, which runs from September 1 through August 31, relies on participation from our alumni brothers each and every year to continue operation. If you haven't already made your annual fund gift in 2013-14, please do so today to add your name to our Honor Roll of Donors. You can donate by mail response or by calling 800-975-6699. Find a list of donors to date on our web site.

Continued Capital Improvements Keep Sigma Chi Competitive and Code Compliant Board to Evaluate Fundraising Planning Options to Align with University's Pooled Capital Plan

At Homecoming 2013, **Mark Kocent '82** presented architectural drawings, prepared by Runyan & Associates Architects, to create an addition to the north of the chapter house. This same firm completed the documentation of our historic window replacement and also completed a feasibility study for a larger addition. These revised plans illustrate a first phase that would create an ADA accessible entrance, new stair tower and provision in the plan for an elevator – all required by current codes. New bathrooms would also be provided in this addition to allow updated fixture counts and maintenance needs. The existing bathrooms and minor renovations along the exit corridor will create approximately four new single bedrooms. The estimated cost of this addition would be the range of \$1.5M. The plan is designed to accommodate a potential second phase of additional bedrooms should future needs warrant.

In light of the University's pooled capital plan outlined on page 1, it was noted that some portion of this project could be funded by that consolidated fund (i.e the stair tower). The board will continue to evaluate fundraising planning options in the next fiscal year to merge with the University's new capital program. We also continue to seek bedroom naming gifts at \$25,000 each for ongoing renovations to the existing rooms and hope to have an announcement of another commitment by the end of this calendar year.

Capital Improvement Projects Completed Summer 2013:

Chimney Masonry Stabilization:	\$16,290 [^]
1 st Floor and Basement Common Areas Finishes (plaster, paint, etc.)	
Library (Plaster and Paint):	\$3750*
Foyer, Hallway, Dining Room, Pantry:	\$4375
Basement Main Area and Laundry:	\$3675
Carpets (cleaning, repairs and new pads):	\$2906
Wood Floor Refinishing:	\$3400
Laundry Masonry Infill and Repairs:	\$4800 [^]
New Washers/Dryers:	\$2646

Total Cost for Summer Projects Cost: \$41,842

(Funded from various sources incl: Operating Budget, CIF[^] and Education Fund)*

Future Projects Under Consideration:

<i>Interior Improvements:</i>	<i>Exterior Improvements:</i>
New Electric distribution and subpanels ~ \$100,000	Stairtower to replace Fire Escape ~ \$400,000
Hardwood Flooring in bedrooms ~ \$50,000	Masonry repointing and Brownstone repairs ~ \$285,000
New Bedroom Furniture ~ \$100,000	Porch Tile Floor Repair ~ \$20,000
	ADA Entry/Bathroom Addition/ Renovations ~ \$1,500,000

FROM THE ARCHIVES

Great Memories Forever Captured on Film

New Alumni Web Site Allows Users to Share and Comment on Archived Photos

Did you know that our online community at www.phipi-sigmachi.org now features the opportunity to upload your own photos to our group photo albums and comment on others? We want to feature many more great pictures from throughout our chapter's history, like this one from the 1960 edition of *The Record*. If you're among the lucky guys forever captured in this image, head on over to our web site to leave a comment on this picture and share a story from your fraternity days.

Other brothers: take advantage of the opportunity to upload similar pictures from your own era. We may select them to appear in an upcoming publication and hopefully spark some fun banter and memories among your class.



ALUMNI UPDATE

Norman J. Wohlken C'54

(wohlken@mcn.org) After 22 years of blissful retirement overlooking the Pacific Ocean at the Sea Ranch in northern California, my wife and I are moving to Panorama, a continuing-care retirement community near Olympia, Wash. and the Puget Sound. I would like to hear from classmates, especially any Sigma Chi and Friar members, as we begin this new adventure.

What's new with you? It's now easier than ever to share your news and Sigma Chi stories at www.phipi-sigmachi.org. Log on to submit yours today!

Chapter Eternal

We have recently learned of the passing of **Donald A. McGovern '43** on 10/7/12.

Phi Phi Chapter extends condolences to his family and friends.

AT THE HOUSE

Nearly a Century of Familiar Chimes and Wise Words to Follow

The Story Behind the Prominent Grandfather Clock at Phi Phi

When the Sigma Chi Club of Philadelphia, Inc. (our alumni house corporation) purchased our stately chapter house at 3809 Locust Walk in 1920, a generous Phi Phi alumnus brother stepped forward with a unique gift.



This beautiful clock has chimed in every hour at Phi Phi for the last 93 years.

Edward W. Burnshaw Jr., a 1913 graduate of the Wharton School, donated the beautiful grandfather clock that has welcomed countless brothers and guests, ringing out its familiar Westminster chime every hour on the hour for 93 years.

The small brass plaque affixed to the clock contains the following dedication and words of wisdom:

Presented by Edward W. Burnshaw, Jr. Phi Phi, Sigma Chi

For

The Phi Phi Chapter of Sigma Chi Fraternity

On the occasion of the Dedication of their Chapter House

November 13, 1920

"He who lives well lives long, time misspent is not lived, but lost"

(Clock manufactured by J.E. Caldwell & Co.)

University of Pennsylvania Alumni Records and Philadelphia newspaper clippings of the day report that Burnshaw, a resident of 904 Pembroke Ave., Lansdowne, Pa., would go on to attain a successful career in the local

automobile industry. An early copy of *Motor Age* reported: "Edward W. Burnshaw, Jr., former general manager and treasurer of the Girard Automobile Co., Philadelphia distributor of Peerless cars, and more recently connected with the Sweeten Automobile Co., Ford and Lincoln dealer, has been appointed vice president and general manager of the Universal Agency, a Ford and Lincoln agency located at 3427 Chestnut St. (on the eastern border of the Penn campus)." And the 1919 Yearbook of The Franklin Institute lists as a member, Edward W. Burnshaw, Jr., President of Burnshaw Motor Company, located at 245 North Broad Street, Philadelphia.

Brother Burnshaw passed on to the Chapter Eternal in 1941 and is buried at Holy Cross Cemetery in Yeadon, Pa. His generous gift made in 1920 to the Phi Phi Chapter, with its familiar chime and wise words, lives on. He truly lived well and lived long!

CHAPTER REPORT

Phi Phi House at Full Occupancy

Chapter Participates in Fall Rush for First Time in Years to Supplement Growing Chapter and Keep Numbers Up with Seniors Graduating

By Bobby Alexander '14, Consul

Phi Phi Chapter continues to maintain a strong brotherhood with 47 actives of diverse backgrounds. The chapter house is at full occupancy with 20 residents.

After a large graduation class, the house hosted a Fall Rush this semester, a first in recent memory. Under the leadership of Magister **Thomas Muse '14**, eight new brothers were initiated November 24.

Once again a fall volleyball tournament

was held in support of the Huntsman Cancer Institute, raising \$600 this year.

The chapter hosted the Sigma Chi Mid-Atlantic Province leadership workshop at Jon M. Huntsman Hall on November 2. Phi Phi brothers attended along with visitors representing the Villanova and Lehigh chapters. Mid-Atlantic Grand Praetor Josh Hartman, Western VA Grand Praetor Mac McClure, and Villanova chapter advisor Chris Massari

also attended. Grand Praetor Hartman then conducted Phi Phi's 2013-14 Strategic Visioning Journey on November 3 with over 80% of our brothers present. Twelve brothers also attended the annual Phi Phi Leadership Development Program led by **Jon Greenawalt Sr. '61** November 16 and 17.

Read much more from the active chapter at www.phipi-sigmachi.org

PHI PHI EVENTS

Homecoming Impressions

Alumni Impressed with State of House, Chapter and Board Leadership at This Year's Homecoming Celebration

Thank you to all brothers who returned to Sigma Chi for our 2013 Homecoming



Back for Homecoming 2013 and remembering those hazy days from the 1970s (L to R): **Bob Donovan '78, Jim Powell '78, Bob Crowley '74, Phil Kozlowski '78, and Jim MacLaughlin '78.**

celebration. Festivities included a House Corporation meeting and pre-game alumni reception followed by the noon football game versus Princeton. A great time was had by all, despite the loss.

Here are a few testimonials from alumni in attendance:

"Thanks for your hospitality during our nostalgic visit to the Phi Phi house... thanks to the House Corp. Board for all you've done to keep the house looking great and the chapter strong. Some of best memories of my life were in that house and it's great to be able to go back and relive them!"

Phil Kozlowski '78
(philkoz2008@yahoo.com)

"It was a pleasure to see the house again over Homecoming. Thanks to the House Corp. for your part in maintaining my favorite home. It was great to be welcomed by the current bunch. I don't pretend to know all that's been going on in all the intervening years, but I learned the current kids are heavily into sports. When I got there, the heavy drug users had recently left and soon after we left the house had changed and the mood was more into a major cleanup of attitudes and gleaning awards. One day, I'd like to assist in making a history of the various moods the house has seen."

Robert Donovan '78
(angusogiii@gmail.com)

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