

#2-JAR to SAC.

per month, as against 44 members in the house at Kansas Alpha at \$47.50 per month, or a total of \$2,000.00 per month and has also an unknown number of outside members who pay \$11.00 per month each. Thus it appears that the operating monthly expense of Kansas Alpha out side of rent and food is at least \$400.00 more per month than at California Delta, and on the other hand Kansas Alpha collects from its members at least \$200.00 more per month than does Calif. Delta. This means a difference of \$5,400 for nine months.

Under these circumstances it hardly seems fair to call on the alumni for money to refurnish the house and I hesitate to respond to the call unless these marked differences are explained away. I am further informed that the annual budget requirement for refurnishing is \$2,000 per annum. That seems rather large. Worthwhile furnishings should easily last ten years on the average, and at the rate of \$2,000 annual replacement this would mean an equipment cost of \$20,000. What was the original cost of the present equipment in the house? What is it worth now?

For payments on the mortgage, insurance, taxes, building reserve fund, management service-the total required annually is \$3,800, or only \$422.25 per month for 9 months, or but \$9.60 per month for each of the boys in the house. Certainly that is cheap enough rent even for unfurnished rooms, and I feel sure that the boys will realize under these circumstances that they should pay enough additional to make good their own wear and tear.

I am more interested in knowing that the present mortgage will be paid at least during the life of the present house. Besides, plans must be made for then replacing it or disaster will come. I enclose a letter from Bro. A. C. (Tom) Platt of California Delta and the results of his 10-year plan by which he has collected \$80,000 and now has enough for a new chapter house after having paid \$32,000 for the old one and the ground. Each man who goes out from the chapter signs a note for payment of at least \$100.00 to the building fund, and this should be done at Kansas Alpha. In addition a plan something like the Platt plan should be adopted and carried out. But unless some one man will take the burden of keeping forever on the job and pounding the brothers on the back year and year out for their remittances it will fail. After I had secured a chapter house for Colorado Alpha and had put in \$1,000 of my own money, when I left Denver it was not properly cared for and the house was lost and we lost practically all our money. Therefore, I emphasize the necessity of a hard-boiled collector on the job all the time and persistently at it.

I write this not captiously but in a fraternal spirit and hope it may result in something practical being done.

Fraternally yours,

*John A. Rush*