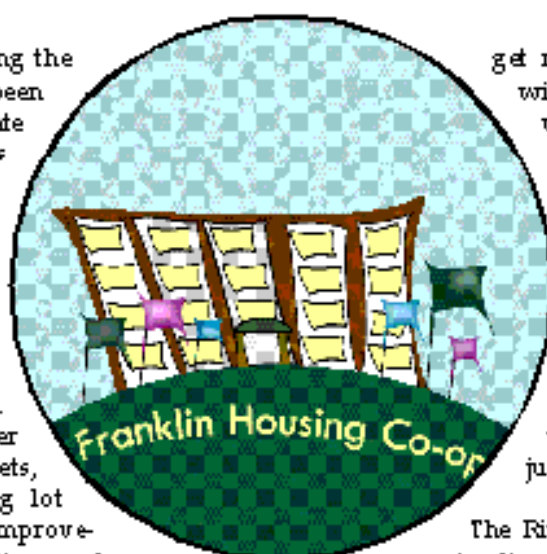


Franklin's \$1.6 Million Makeover

Written by LoAnn Crepeau and Scott Lakeberg, Riverton Staff Members

Franklin Co-op members are enjoying the many improvements that have been underway since last summer to renovate the 30-year old buildings. The buildings needed many improvements when Riverton purchased them in late 1999. Last year, staff members LoAnn Crepeau and Scott Lakeberg worked with other Riverton staff and Franklin Co-op board members to develop a long-range plan to improve the physical condition of the buildings. Projects completed since last summer include many new kitchen cabinets, appliances, flooring, carpet, parking lot resurfacing, roof and downspout improvements, outdoor lighting, weatherization, and heating and ventilation systems. Added amenities include a remodeled fitness center and beautiful new courtyard garden and path created by members. Last fall, new boilers were installed in the B building; the A building will



get new boilers this summer. Most of the windows have been refurbished with new weather stripping and glides; the rest will be completed as soon as the weather warms up.

Improvements still to come include work to redecorate the lobbies and continued work in the courtyard and other outdoor spaces. An indoor bike storage area is being readied for volunteer carpenters. Anyone who wants to pound few nails is welcome to help - just contact the Franklin office.

The Riverton Community Housing Board is funding the renovations with a creative use of tax-exempt bonds. The total cost of the renovations to date exceeds \$800,000. Riverton is committed to keeping the property for a long time, and is taking steps to assure that it will provide sound, affordable housing long into the future.



Riverton Community Housing Mission
To develop and maintain quality student-oriented housing communities operating on a non-profit, democratic basis.



2 CCC 2004
3 Meet Vinod
4 Energy Tips

5 Franklin Pics
6 Franklin Updates
7 Riverton Bulletin Board
8 From the Shop & Calendar



cooperative communities conference

April 3rd, 2004

9 am to 4 pm

Minneapolis, MN

**Free for members of
student housing co-ops!**

Presented by Northcountry Cooperative
Foundation and Riverton Community Housing
For more information, stop by the office or visit
www.riverton.org

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The **Scoop** is published monthly for Riverton and its member co-ops.
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call 612-331-3911.

Getting to Know You...

A monthly segment introducing you to your co-op's board members

Vinod Srinivasan



Meet Marcy Park member Vinod Srinivasan. Vinod has lived at Marcy Park since September of 2002. He heard about the Marcy Coop from friends who lived

there. Vinod became involved on the Marcy Park board after seeing some flyers asking for volunteers, and also upon hearing about the need for new members due to recent turnover of several key board positions. Familiar with grocery store cooperatives for some time, the idea of cooperative housing was relatively new to him prior to moving into Marcy.

Vinod is from Hyderabad, India, a city of about 6 million in the southern central part of the country. He completed work on his Bachelors degree in Bombay, and then came to Minnesota five and a half years ago to begin work on his Masters program. He's currently close to finishing his PhD in Mechanical Engineering. His research work has allowed him to visit many countries including Canada, Turkey, Scotland, Switzerland and the Netherlands.

Upon completing his PhD work, Vinod would like to eventually be a professor at a Research Institute, perhaps here in the United States or back in India.

In his free time Vinod enjoys photography and hiking, and mentions Split Rock and Frontinac as some of his favorite local places to hike. He also enjoys listening to a variety of music, and likes to attend Minnesota Orchestra performances. Vinod is also an active volunteer in The Association for India's Development, an organization whose primary focus is holistic development, addressing such issues as literacy, income generation, and health care. The organization has participated in fundraising efforts including concession work at the Metrodome and at local 5K and 10K events.

Vinod is looking forward to spring break this year, as he will be traveling home to India to visit friends and family. When asked what he misses or admires most from home, Vinod mentions that India's mass transport systems enable people to consume far less energy for their travel needs. He also mentions the food he misses- specifically mangoes, which just don't taste the same here!

Thank you Vinod, for your work on the Marcy Park board, and for taking the time to tell us about yourself. We hope you have a great trip home during your spring break!

*Written by Jodie Schrödt, Riverport
Community Housing Accountant*

Operation Lights Out!



If you live in the Chateau, you don't pay for your electric or water bill- but do you think your electric and water usage doesn't matter? **Every member's usage affects the total bill for the building, which affects your rental increases every year.** The Chateau board wants you to help with a new energy saving campaign. The plan is simple- Turn off your lights, TV, stereo, etc., when you're not using them, and cut down on your water usage. The result could mean lower rental increases for 2004. Check here every month for tips on how you can help reduce your electric and water usage.

Don't live at the Chateau? Your water and electric usage still matters! These tips will give you ways to lower your monthly bills, and who couldn't use some extra money in their pocket every month?

Turn off lights when you're not using them, even for just a few minutes.



The idea that lights use extra electricity to start up is a **MYTH**. You'll save electricity **EVERY TIME** you turn the lights off, no matter how short the OFF duration.



Use compact fluorescent light bulbs

These cost more than regular light bulbs (\$10-20), but use 75% less electricity and last years longer.

SUPERBOWL

at the Chateau



Franklin's board and staff organized a game day for the kids at Franklin back in December. There are plans to hold more of these events- look for postings around the building and in The Scoop for dates and times.



Kids Day at Franklin

Franklin's Annual Meeting





Franklin Coop News

keeping our community together

Written by Berta Dradis, Franklin Board Member

News and Updates

Franklin's board and staff is pleased to announce that our cooperative, as of late 2003, has been declared officially open to anyone in the community interested in moving in. We are no longer a student cooperative and feel that this will allow for a more diverse community living situation. There are still several units available in the complex.

New Board members: Our building has been rewarded with 16 dedicated board members who have been actively working to improve safety and communication within the building.

Seward Neighborhood... so many advantages! It's great to live so close to so many different places. Rainbow and Cub Foods are a mere 5 minute drive away on 26th and Lake St. Pizza Luca just opened up one building away and is open late for great dining. Second Moon is a local coffee shop with a warm atmosphere. There are several small markets and grocery stores all within a two block radius... not to mention the gas station and hardware store!

Safety in the Building

1) Meet your neighbors. This can improve security on our floors and we can all keep an eye out for each other if we see strange activity.

2) Capital Investigations provides patrol service to Franklin Co-op and nearby neighbors. If residents have security concerns during most non-business hours, they can call Capital. Refrigerator magnets with the number to call will be distributed to residents soon.

3) The door by Dairy Queen has a buzzer on it. Due to door-propping concerns, the DQ door now has a buzzer on it to inform residents when the door has been left open for too long. Don't let us catch you holding it open for anyone but yourself!

4) Increased fines for security violations. Through the use of camera-technology and observant residents, we can help keep strangers out of the building. If you are caught letting someone in, you will be forced to pay a \$200 fine and/or face eviction. Safety of our residents is the top priority here at Franklin Coop!



Upcoming Meeting Times
Coop Watch: March 21, 5pm
Board Meeting: March 7, 5:30pm

Coop Watch is now forming to help keep our residents feeling safe and aware!

What is it?

Coop Watch is Franklin's apartment club to improve relations between neighbors and within the entire cooperative. It is designed to increase safety, awareness, and mediation amongst all members.

How do I join?

Our first meeting will be held Sunday, March 21st at 5pm in the Board room (look for signs) and will be a general meeting to discuss floor leadership, top safety priorities, and to meet and greet other members who are also interested.



Thank You, Cole Residents!

A big **THANK YOU** to all the Cole Residents that turned in their parking information. Your cooperation made the process go very smoothly.

If you have not turned in your parking information, it's not too late! Please return it as soon as possible.

REMEMBER: You **MUST** have a sticker to park in the lot. Cars parking without stickers will be towed.



What's Up? Riverton's Bulletin Board



New Marshall Caretaker!

Beginning March 1st, Marshall has a new caretaker. Check out the April issue of *The Scoop* and meet him!



Marcy Park Re-keying Project Begins March 9th

Maintenance will re-key both buildings in Marcy Park in March. The 700 Building will be re-keyed on March 10th, and the 1000 Building on March 17th.

You can pick up your keys in the office beginning March 4th.

Your front door key will remain the same. Apartment keys will change.

If you will be gone over Spring Break, please make sure to pick up your keys before you leave so you can get back in your apartment.



Need \$200?

Could \$200 in your pocket help your Spring Break? If you refer a friend to move into Franklin Co-op, you can get a \$200 rent credit!

If your friends want to know why they should move into Franklin, have them read this newsletter! With all the improvements being made to the building, why wouldn't you move in? And Berta Orndt, board member, has a great article on page 6.

Stop by or call the office for more details.



From the Shop



Look in this section every month for tips from your maintenance staff

Be careful what you put down your drain

Recently, there have been problems with residents putting the wrong things down their drains. Under no circumstances should you put grease down your drain. Empty grease into a separate container and throw away.

If you do not have a garbage disposal, nothing but liquid should go down your drain. If you have questions about what can go down the drain, please stop by the office or call 612-331-3911 or 612-338-4574 (Franklin).

Attention Chateau Party Animals

The hallways at the Chateau are turning into a Party Zone! If you have a party, keep it in your apartment! The stairwells are not the smoking section here at the Chateau- go outside! Remember, you are responsible for your guests' behavior while they are at the Chateau. **If you or your guests are caught destroying any Chateau property, you will be fined!**

Answering Service Tip

When you call in an after-hours emergency work order, please make sure that you leave a number where our maintenance staff can reach you.

March 2004

Calendar of Events

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3 Franklin Orientation 7 pm	4	5	6
7 Franklin Board Mtg. 5:30 pm	8	9 Riverton Board Mtg. 5:30 pm	10	11	12	13
14 Franklin Orientation 7 pm	15	16	17	18	19	20
21 Franklin Co-op Watch Mtg. 5 pm Chateau F&O, E&O, and Policy Committee Mtg. 7 pm	22 Marshall Board Mtg. 7 pm	23	24	25 Marcy Park Board Mtg. 8 pm	26	27
28 Chateau Board Mtg. 8 pm	29	30				

