

UNC Lends Legal Help For Housing Conflicts

Student Legal Services can help those students facing landlord problems or even a possible eviction notice.

By ASTA YTRE
Staff Writer

Josh Gangway, a sophomore from Fayetteville, and his roommates are one noise complaint away from being evicted from their apartment.

Gangway said he and his roommates had talked to their landlord several times about neighbors' complaints that they are too loud.

"We have tried to keep it down," he said. "But even if we are just talking or listening to music, we might get loud enough that someone complains."

Gangway fears that if his apartment complex tries to kick him out, he will have no choice but to leave.

But students have options when faced with bad living situations, say officials in the services designed to help them.

Some students go to UNC's Student Legal Services for help concerning problems with landlords, said Dorothy C. Bernholz, director of SLS.

"Many students that have problems with their apartments come to legal services to get free legal help," she said.

Most conflicts can be resolved before the case progresses to the point of eviction, she said.

SLS helps negotiate problems between students and landlords when possible and takes the case to court if a compromise cannot be reached.

Of the cases that go to small claims court, about 90 percent are problems with tenants not paying their rent, magistrate Lucius Cheshire said. "There are very few cases of noisy tenants taken to court," he said.

Most of the cases that make it to court involve landlords having problems with tenants, but the tenants voice their opinions as well. In most cases, these problems can be negotiated without going to court, Bernholz said.

"Common problems are loud neighbors and bad living conditions in the apartment," she said.

Scott Barnes, manager of Mill Creek Condominiums, said that though the majority of the people renting at Mill Creek were students, there were few serious problems.

"Thursday nights do get loud and rowdy, but most conflicts get worked out," Barnes said. "We talk to them, and they talk to us."

If the conflict is not solved, a letter is sent to the co-signer of the apartment, usually the parents of the tenants.

The Village Apartments in Carrboro called the parents of Gangway about the noise problem.

Gangway moved off campus last fall, and he and his two roommates have already been moved from one townhouse to another in the same complex.

"We were living in the middle of three houses with college students," he said. "The landlord thought it would be less noisy if we were split up."

Gangway said he knew several of his neighbors had received notices without being really loud. He said the problem with arose when people with different schedules lived next to each other.

"After a big test, you just wanna chill," Gangway said.

"But your neighbors might need to get up and go to work in the morning. It would be better if everyone around us were students."

Even when there are problems, the landlord cannot simply kick a tenant out, Bernholz said.

The legal process leaves plenty of time for the tenant to find a new place if necessary, she said.

Bernholz also said no student had ever been kicked out to the streets with nowhere to go.

Despite these comforting words, Gangway said if he got evicted, he might have to withdraw from school.

"The Villages can basically control my life."

The State & National Editors can be reached at stntdesk@unc.edu.

Race Conference Focuses on South

Associated Press

CHARLOTTE - Despite the booming economy, the gulf between whites and blacks in America appears to be widening, Bank of America Chairman Hugh McColl told a conference on race relations Wednesday.

"What's going to happen when the good times turn bad?" he asked rhetorically. "That scares me."

Whites and blacks share responsibility for the current situation, he said.

"And so, I will not say one side is right and the other wrong," McColl said. "I will not choose a side. I am 63 years old, I am tired of arguing and I don't want to fight another war. I'm not interested in fixing blame. I am interested in fixing lives."

McColl was joined by business and higher education leaders at the all-day conference.

The North Carolina Initiative on Race also featured private workshops between the participants.

Also attending were Gov. Jim Hunt, UNC-system President Molly Broad, and N.C. Central University Chancellor Julius Chambers.

In his keynote address to a racially mixed audience of about 300 people, McColl spoke frankly about a subject he said too many Americans shun - race relations.

"As a Southerner who has witnessed racial hatred and distrust firsthand, I've been saddened in the way we talk to each other about race," McColl said.

"And as a citizen of a country that will

only become more diverse in the century that is upon us, I know that one way or another, we will come together, or we will fall apart."

As chairman of the largest bank in the nation, McColl said he was concerned the New South's much-touted prosperity was not being shared by all people.

"When we ask, 'Why does black poverty persist in the South?' the answers we've been coming up with have gotten decidedly less friendly over the past several years," McColl said. "And in all honesty, this is a part of my speech I would just as soon skip over and not deal with."

McColl believes a lot of the problem comes from a breakdown in communications between whites and blacks.

"Indeed, white people and groups

representing them around the country can be heard expressing disdain for minorities that would have been completely taboo in mainstream society not many years ago.

"At the same time," McColl said, "many in the black community seem more ready than ever to paint their white neighbors with a broad brush stroke of racism."

McColl said he senses that America is slipping back into bad habits after a period of significant progress toward racial equality.

"When I see whites pointing their fingers at blacks, and blacks pointing their fingers at whites, most of all I'm saddened," he said. "And I can't help thinking what any fair-minded moderate would think."

Duke to Service Fearington Village

By JENNIFER PERKINS
Staff Writer

Duke University Health Systems is discussing the possibility of building a continuing care facility at a local retirement community which has traditionally been served by the UNC Hospitals System.

A medical facility in Fearington Village, where UNC currently has a medical clinic as well, would be Duke's first establishment in Chatham County, said John Stokes, director of external affairs for UNC Hospitals Health Care Systems.

"We're disappointed we didn't have an opportunity to make a proposal,"

Stokes said.

Negotiations between Duke and Fearington Village have progressed to the point that UNC Hospitals does not have the opportunity to make a similar proposal for the community, he said.

Nancy Jensen, spokeswoman for Duke University Health Systems, said Duke was working with Drucker & Falk, and Cooperative Retirement Services of America in a feasibility study of the community. She declined to comment on what might be included in the proposed continuing care retirement community and in the wellness center.

"We would like to restrict our comments to our official statement because this is an ongoing study," Jensen said.

Lovick Miller, president of the Fearington Homeowners Association, said Duke's proposal would include cottages and apartments for people to live in with on-site continuing medical attention.

The wellness center would emphasize the prevention of disabilities and would most likely have a swimming pool, exercise facility and nutritional seminars, Miller said.

Barbara Wilson, another homeowners association member, said a fitness center would be staffed with trained personnel.

R. B. Fitch, owner and developer of Fearington Village, did not return phone calls Wednesday.

Duke University Health Systems is currently involved with a merger with United Methodist Retirement Homes of Durham to take over five homes for continuing care.

"We have a long history of serving people not only at Fearington Village, but also in Siler City and Pittsboro," Stokes said. "We provide most of the emergency services for this end of Chatham County."

"We have a longstanding relationship with the people of Chatham County so we are not particularly threatened by a Duke outpost."

The City Editor can be reached at citydesk@unc.edu.

Campus Calendar

Thursday

11 a.m. to noon - Edward Dachman of the Institute for Research in Social Science will discuss "Introduction to 1990 Census of Population and Housing" in 15 Manning Hall.

3:30 p.m. to 4:30 p.m. - Dr. Orville Levander of the U.S. Department of Agriculture's Beltsville Human Nutrition Research in Maryland Center will discuss "Development of Human Dietary Recommendations For Selenium" in 2217 McGavran-Greenberg Hall.

For more information, contact 966-0131.

5 p.m. - Nike P.L.a.y.CORPS is recruiting college students to serve as coaches for area youth.

An interest session will be held in 104 Fetzer Gym.

Hope to see you there!

7 p.m. - Advocates for Sexual Assault Prevention holds its weekly meeting in 108 Bingham Hall.

Come help plan "Take Back the Night" and support sexual assault prevention.

7 p.m. - Ancient Forest Rescue in Union 209. Come learn more about the struggle to stop one of the largest logging operations in the U.S.

This example of massive deforestation in San Luis, Colo., is devastating not only precious ecosystems but also tearing apart the traditional lifestyles of the Chicano Farmers.

Afterwards, there will be an opportunity to get involved. Sponsored by the Student Environmental Action Coalition.

7 p.m. to 8:30 p.m. - Wendy Brown, professor of women's and legal studies at the University of California-Santa Cruz, will discuss "Specters and Angles: Historical Consciousness After Progress" in the Toy Lounge in Dey Hall.

8 p.m. - Michael Vota Jr., associate music professor, will conduct the UNC

Wind Ensemble with Brooks de Wette-Smith, music professor and flute soloist, in "Concerto for Flute and Wind Ensemble" in the Hill Hall Auditorium.

For the Record

Due to incorrect information provided by Orange County officials and out-of-date information on a county government Web site, Wednesday's article "Local Eateries Tote High Sanitation Grades," contained incorrect information about the health inspection grade of the Silk Road Tea House. The Tea House's most recent grade is an "A."

The Daily Tar Heel regrets the error.

THE PRINCETON REVIEW

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Presbyterian Campus Ministry invites all students to attend a Career Panel featuring a surgeon, teacher, mother, businessman and children's writer TONIGHT at 6:00pm in the Presbyterian Student Center (110 Henderson St.).

"PCM" also has mission and service opportunities for summer work and year-long internships that range from teaching Bible school in Alaska to tutoring in the Philippines to being a camp counselor in Chapel Hill.

TONIGHT, Feb. 18 • Dinner 6pm • Career Panel 6:45pm
or call Campus Minister Ollie Wagner to learn more 967-2311
owagner@email.unc.edu

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