In memory of...

Six Cal Poly community members passed away this school year, as well as Alex Madonna, a longtime supporter of Cal Poly and the surrounding community.

Emily Nicole Ahearn died in a car accident Wednesday, Oct. 31 on Highway 101. The architecture junior died on the scene near Gaviota. She was on her way home, in Qsi, to celebrate the birthday of her 1-year-old twin nephews.

“She was just the most incredibly generous and loving person,” said Katie Walsh, Ahearn’s roommate and fellow architecture junior.

Graphic communication sophomore and Honor Society member Anastasia “Annie” Quinn died on Saturday, Nov. 15. She was 20. Quinn was rear-ended in a three-car accident on Highway 580, sending her car across three lanes of traffic. She was then hit by an oncoming Ford Ranger and later pronounced dead at the scene.

Quinn was returning from visiting her family near Livermore.

“We had a wonderful day,” Quinn’s mother, Alice, said. “She got to visit all her animals.”

Even Goodwin, a 19-year-old earth science sophomore, died in a car accident Saturday, Jan. 24 in Arroyo Grande. Goodwin was a passenger in the car.

The driver lost control of the car on Lopez Drive while attempting to pass another car by crossing a solid, double-yellow line.

“Hey, I lost my best friend,” Goodwin’s roommate Jon-Michael Basile said.

Matthew McDonald, a 24-year-old mechanical engineering transfer student, died in a single-vehicle motorcycle accident Thursday, Feb. 12.

McDonald, a San Ramon native, was doing a wheelie on his new motorcycle when he lost control and hit a parked pick-up on the 200 block of Harbway Avenue.

The accident occurred at 4:29 p.m. Police arrived and found McDonald’s body lodged beneath the pick-up. He was pronounced dead shortly after being taken to Sierra Vista Regional Medical Center.

McDonald was in his first quarter at Cal Poly after transferring from Diablo Valley College in Pleasant Hill.

Longtime journalism department lecturer George Brand died in his home on Tuesday, March 8, from esophageal cancer. He was 81. Before coming to Cal Poly, Brand was managing editor of the Redding Record Searchlight and editor of the Telegram-Tribune.

“I used him as a mentor and I think he liked that,” said The Tribune editorial page editor and Cal Poly alum Bill Morem. “He was a very good teacher. He could make copy sing and he could teach you how to make it sing.”

Alex Madonna, San Luis Obispo native and successful developer, died on Thursday, April 23, of a heart attack. He was 85. He was most noted for the Madonna Inn off Highway 101.

“Alex Madonna was a staunch supporter of individual students and faculty at Cal Poly as well as university programs, especially the Cal Poly Rods,” Cal Poly President Warren Baker said. “He was also an engaged, active and committed citizen of San Luis Obispo and he will be missed.”

Trevor Sherwood, a 24-year-old political science junior, died when he lost control of his motorcycle, driving toward the Cal Poly campus on Highland Drive. Sherwood was launched from his seat and hit a light pole after his motorcycle hit a curb. His roommate, agribusiness senior John Lewis, pulled up to the scene after police and fire trucks arrived.

He was pronounced dead later that evening at Sierra Vista Regional Medical Center.

“I lost my best friend,” Lewis said.

Governor takes over California

Arnold Schwarzenegger swooped into California’s governor seat just 11 months after former Gov. Gray Davis was elected to a second term. Schwarzenegger took 54 percent of the vote despite accusations of sexual harassment and alleged admiration of Adolf Hitler.

Schwarzenegger’s win was due in part to Davis being attached to California’s budget problems and energy crisis. Lt. Gov. Cruz Bustamante ran for the Democrats, despite his opposition to the recall.

Grocery stores go on strike

After 4 1/2 months of striking, negotiators for three supermarket chains and grocery clerks reached a contract agreement in February. It was the longest supermarket strike in U.S. history, putting 70,000 employees out of work. The Tribune editorial page editor and Cal Poly alum Bill Morem. “He was a very good teacher. He could make copy sing and he could teach you how to make it sing.”

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NEWS

Review

continued from page 1
out of work.
The strike targeted Albertsons Inc., Kroger Co., which owns Ralph's, and Safeway Inc., the parent firms of Vons and Pavilions, affecting 859 stores from San Diego north to San Luis Obispo and Bakersfield.
Negotiations had been deadlocked over the one-way and scope of health benefits and a proposed two-tier wage system for future employees.

Blazes sweep Cuesta Grade

Coinciding with Southern California's deadliest fires in more than a decade, a fire broke out on the northbound side of Highway 101, on the Cuesta Grade on Oct. 25.
The fire, which started at about 9 a.m., was "confirmed accidental," according to the California Department of Forestry. The fire was fully contained the next day.

Shaking up Paso Robles

A 6.5-magnitude earthquake hit the Central Coast just days before Christmas. The epicenter was determined to be just northeast of San Simeon. Paso Robles suffered the most damage and two casualties. Gov. Schwarzenegger visited the North County city and declared a state of emergency. Cal Poly was left virtually untouchable.
"The seismic inspection found very little damage," a Cal Poly Public Affairs officer wrote in a release. "Some campus buildings received superficial cracking of finishes, a window was broken at the Kenneth Library and items were shifted from shelves across campus."

Riots in San Luis Obispo

Fat Tuesday met its demise in San Luis Obispo, leaving residents wondering if the party is over forever.
Mardi Gras celebrations, including the traditional parade, were officially canceled May 12 after footnotes ended in riots and tear gas on Feb. 1.
Preempted by pressure from the San Luis Obispo City Council, the March Gras committee decided to cancel the event indefinitely.
The riots resulted in 198 arrests, more than $500,000 in damage and national attention. Sources supplied by the police stated that 49 arrests were Cal Poly or Cuesta College students. Forty-four arrests were college students from outside the San Luis Obispo area.

Proposition 55 to fund Poly buildings

Despite the drastic reductions of classes, California citizens narrowly passed Proposition 55, a $2.3 billion school bond that will provide schools with money for modernization, repairs and new school construction.
Cal Poly will receive more than $35 million out of the $71 million designated for the Central Coast.

Crime and punishment

President of the Cal Poly College Republicans and industrial technology junior Steve Hinkle said President Baker and other Cal Poly officials for violating his free speech in September.
The senior spoke that Hinkle attempted to post fliers for a controversial speaker. Though he didn't post the fliers, Cal Poly Judicial Affairs ruled that he violated a university regulation against obstruction and disruption.
In October, Cal Poly administrators backed off punishing Hinkle and in May, Hinkle's disciplinary record relating to the incident was expunged, settling the lawsuit.

Summer school cut

California's budget woes have impacted Cal Poly's summer school with the elimination of not only most core classes, but the Continuing Education program as well.

ERIC BATTAT0
MUSTANG DAILY

Students approve fee increase

Cal Poly students voted for two referenda on April 14 and 15 to increase student fees to benefit the Health Center and the athletics department.

Almost immediately, accusations of widespread voter intimidation by student athletes were aired.
The following month, almost to the day, Vice President for Student Affairs Ronald Morton announced the athletics department would be subject to review.

Athletes saw the issue differently.
"It had a bunch of people out here trying to get morale up," said football team captain and journalism senior Ben Cooban.

Last Tuesday, Morton said that even if the alleged intimidation occurred, there are no specific rules guarding against it in a fee referendum.

"The criteria to overturn the results of the election would have had to include voter fraud," Morton said.

As a result of the referenda, students will pay $35 per quarter next year — a $20 Associated Students inc. athletics scholarship fee increase and $15 per quarter increase for the Health Center.

"P" vandalized... again

For at least the third year in a row, the Cal Poly "P" was vandalized May 19, after being painted rainbow colors by members of Gay, Lesbian, Bisexual United.
"50 terrible, but we are expecting hostility every year," said Dustin Robinson, co-director of GLBUC. He said the "P" has been vandalized every year he has been at Cal Poly.

The "P" was vandalized twice during Pride Week in 2002, and three students confessed to painting it green.

2003-04 mustang daily staff

Do you feel well informed to take on the world?
It’s bitter sweet, this moment. It’s the end of an era. The feeling of claustrophobia is subsiding, slowly leaving me with a vacant spot formerly filled with AP style, editorial and criticism from local police. While others may see these situations as negatives, I have taken each one as a lesson. I now know that others will always blame the media, they will read between the lines and they will always see the negative. I have learned that while few administrators, professors, students and community members have ever taken a moment to realize how much hard work and dedication students put into both the editorial and advertising of this newspaper, they still feel justified in complaining about everything from the crossword puzzle to the quote of the day.

So in my last rant in this very fine newspaper, I have to take some time to give some shout outs — yearbook style.

To Abbey, my amazing partner in crime: There is no possible way I could have survived this year without you. We have been through so much, and you have never stopped being a constant support to everyone on this staff. Every word out of your mouth has been compassionate, wise and insightful, and I truly appreciate that. Thank you for the advice, the philosophical conversations and teaching me how to ask for help.

Emily: You are so talented and strong. Thank you for your insight, knowledge and friendship. I have so much confidence in your leadership and your vision, and I happily hand over any paper over to you. Don’t forget to delegate — then sit back and watch the newspaper make itself right. Just have fun and take no prisoners.

Allison: Your are a star that shines. Thank you for your constant selflessness, your positivity and for teaching me the power of “boots on the ground.” You have held us all together, and that takes a strong person. Remember to have fun next year.

Laura: Thanks for helping me to offer probably everyone on this campus. We had some good times: the counseling session, the meetings, the letters to the editor. Your heart and strength have been undying. Sean: For all the crap that I have given you, I truly loved working with you this year. Thanks for bringing more humor and a little craziness to the office. You are so talented, and your passion for sports is remarkable. Steve: Thank you for always being so sincere and kind. Thanks for your creativity, your fairness and your ability to tell me what I need to hear. I truly appreciate the pride you put in your work.

Andrea: You have been a great editor and a wonderful friend. Always remember that you are super talented and strong. Thanks for turning me into a gopnik where this year. Thanks for always being there to talk to and for never taking me seriously... even when I was trying to be serious.

Brooke: You are truly a poet — in your words, in your art and in your style. You have taught me the importance of having opinions, starting revolutions and mandatory dance time. Your hard work and passion for the past three years has gone completely unrecognized — thank you for caring when no one else did. Remember, it’s now — with a 2, not with x.

Brian: “What are you doing?” Thank you for making me smile and caring so much about your job, this paper and the people you worked with. You have such an amazing heart and a wonderfully contagious smile.

Crystal: You have been such an amazing person to work with over the past two years. Your humor and support has gotten me through a lot. Thank you for being able to calm any situation, for your creativity and for your unique perspective.

Andy: Thank you for coming back this year and blessing us with your humor, your demeanour, and your insane skills. You add a nicely calming voice to the craziness of the newspaper... even when you play basketball, but I forgive you.

Jenni: Thank you for always being honest with me. You have been so helpful in making our copy editing staff what they are today. Don’t have anymore scary dreams about me.

Hillary: You are the most hard-working person I know. Thank you for being a great reporter and an even better copy editor. You have always been positive and diligent, and I thank you for that.

Alvise: Thanks for dedicating so much time to the paper, even if you are on the dark side. You always set your goals high, and I respect that.

Muff: You’re the best lab monitor/social editor ever. While you have never actually organized or attended any Mustang Daily social events, you are still my favorite party animal (or former party animal... you are a man now). Thanks for always actually getting us sued.

Eric: You are an amazingly hard working worker, and I’m glad you joined our team (I know, we are so much cooler than UCSC).

To my friends: Ladies, you have been incredibly supportive. Thank you for helping me forget about my work and my stress and not allowing my power trips. You are all amazing, but you know that.

If you have made it this far, you are probably a friend or a copy editor so I try to do this with a kick as summer and let the gods of the Mustang Daily shine down on you.
Vector is now accepting applications for summer openings in customer sales and service. We offer:

- Excellent Starting Pay • Flexible Schedules •
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Downey: 562-250-0505
Fullerton: 714-526-3337
Glendora: 626-335-4717
Granada Hills: 818-366-3235
Hollywood: 323-466-1566
Irving: 949-222-9909
Long Beach: 562-283-2883
Manhattan Beach: 310-836-2217
Mission Viejo: 949-364-7161
Palm Springs: 760-324-2123
Pasadena: 626-432-1903
Paso Robles: 805-595-5452
Rancho Cucamonga: 909-945-1134
Riverside: 951-665-2935
San Bernardino: 909-353-8470
San Diego: 619-544-0700
San Diego North: 619-926-2236
San Francisco: 415-558-5587
San Luis Obispo: 805-595-5452
Santa Barbara: 805-965-2525
Santa Clarita: 661-324-2123
Santa Monica: 310-441-8481
Sonoma: 707-572-3500
Temecula: 951-659-1111
Ventura: 805-965-2217

California - Bay Area:
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Berkeley: 510-444-1938
Contra Costa: 925-909-7540
Dublin: 925-282-8711
Fremont: 510-475-1844
Hollister: 831-363-3430
Marin Co.: 415-446-0107
Milpitas: 408-262-0505
Monterey: 831-375-0175
Mountain View: 650-940-1940
Mountain View: 408-940-9400
Napa Valley: 707-254-9487
Palo Alto: 650-321-1366
San Francisco: 415-431-8200
San Jose: 408-615-1500
San Mateo: 650-342-9479
Santa Cruz: 831-427-2000
Santa Rosa: 707-665-9046
Vallejo: 707-643-2123

got graduation tickets?
The past year at Mustang Daily went by fast, but the advertising staff accomplished a tremendous amount. We surpassed sales records for WOW, Open House and local revenue. We won second place in the nation for “Best Back to School” issue at the CNBAM conference in Seattle last March. We established some hard-to-get accounts, lost a few (but not without a fight). But most importantly, we worked our butts off for one of the most successful years at the paper.

None of this would have happened without our amazing staff, who tolerates a lot of crap to sell and design ads. The job isn’t always glorifying, but we do it amazingly well. Few realize that advertising allows the Mustang Daily to exist. Financing a newspaper is an important part of the journalism process and the hard work of our staff is much appreciated.

Thanks to the staff for such a great year!

Carrie McGourty, advertising director
Allison Jantos, ad design manager

Thanks for the late-night phone calls...

and the stamina.

It's been fun putting out together.

Much love, the editors of the Mustang Daily
As I think back over the past year, I can't even imagine how I survived. Poor fluorescent lighting, microscopic font and being confined to a room with no sunlight were just a few everyday occurrences that came with my job. Although I'm grateful to the Mustang Daily, the thing I appreciate most is learning the talents of staff members. I discovered that basketball can be played in a newsroom (Andy and Sean, thanks for all the near misses), that Matro is not a tasty snack (sorry Jenni, Allison's love of Brad Pitt, and that diet Pepsi makes Abbey aggressive (watch out!!)).

Copy editing had its advantages. I was not an "all by myself" section editor, I have been lucky enough to work with three marvelous copy editors. Jenni, Andy, Hillary, it has been fun. Our copy editing table, aka "buffer table," won't be the same. Jenni, good luck with your career as a journalist in Venera. Andy, hope summer in SLO won't be dreary and hope you can survive living with Sean. Hillary, from high school cheerleaders to the Daily, we've come a long way. As for everyone else, au revoir.

Poor fluorescent lighting, microscopic font and being confined to a room with no sunlight were just a few everyday occurrences that came with my job.

As this experience ends, I am sad to tearful farewell or should I put the pedal to the metal and get the hell out of there without even turning back?

After two plus years being involved with this beautiful "award-winning" publication, it's really hard to imagine life outside of the office of the Daily. Really, can one just get up and part ways with the view that has been near and dear to the heart for so long?

I guess the most proper way to do that is with a giant THANK YOU. Thank you Mustang Daily for making me neglect my book club, my workout, and my job. Thank you Mustang Daily for leaving me with minimal time to think so that I could have the privilege of eating on campus several times a week.

Sound bitter? I'm really not. The fact is I've really enjoyed my time here. This fine establishment we call the Mustang Daily. Sure, the pay is crap. But where else can you truly think of your coworkers as friends? How many jobs allow you to rock out to Liveprophet in one second, then call your head to the sounds of The Room in the next? Not many. And not too many jobs label work as putting up with spoo trivia questions.

About my job in particular, I'm a copy editor. I've been that now for two years, which means I've read just about every story the Mustang Daily has had to offer since the Americas World Series run, minus Fall 2003 when I was out of the contiguous United States. In my tenure here, I have seen the horrid of horrors. I have edited the grammar mistakes, I have corrected the spelling blunders and I have obeyed the commands of The Associated Press. Basically, I have cleaned up the crap. I mean copy, after copy, until the process become a num­

merazzi (I swear I'm going to lose it if I see one more "over" when it really should be "more than").

Being the anal-retentive editor I am, I can't anything out. And Sean, whenever I drink seven beers I will think of you. To Laura, it's a shame your birthday only comes once a year. Hillary, you probably won't remember this, but you're a great partner and will do very well in any job you take. Thank you. To Laura, it's a shame your birthday only comes once a year. Hillary, you probably won't remember this, but you're a great partner and will do very well in any job you take. Thank you for being there for the long haul. I wish you all the best.

To everyone else (sorry Jenni, Allison's love of Brad Pitt, and that diet Pepsi makes Abbey aggressive (watch out!!)). I have seen the horrid of horrors. I have edited the grammar mistakes, I have corrected the spelling blunders and I have obeyed the commands of The Associated Press. Basically, I have cleaned up the crap. I mean copy, after copy, until the process become a num­

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To everyone else: Thank you for keeping me sane as well. I love you and see you one. Thanks for calling even after I forget to call, for listening to the same stuff all year, keeping me grounded and giving me some where to escape: Sona, Sheri, Moms, Dad, Katie, Matt, and Jennie. I wish you all the best.

As I think back over the past year, I can't even imagine how I survived. Poor fluorescent lighting, microscopic font and being confined to a room with no sunlight were just a few everyday occurrences that came with my job.
Just the person across the counter. In fact, it grew
from being a job to becoming a way of life.

Sometimes my sarcasm can be too much, and I
take herself less seriously than myself.

Thanks for giving me a chance to vent. Just as
strongest. You're going to need that strength
about reading the pages, but you recked. And to
Andrea, you are always upbeat and able to
give the most knowledgeable, experienced visitor to Las

Steve had to deal with me just as much, if not more,
and you are never going to change.

That was a year and a half ago. And as I sit
here for the last time in the newsroom, sur
rounded by three different types of music and
styles, and a cacophonous, head-tingling
eight voices and crumpling papers and keyboard
clicking swirling into a cacophonous, head-ring­
ing die, I know that I'll miss it all. This place has
been my life for the better part of a year and a
half now, and I'll always have the memories ...
Now that all the sentimentality is out of the
way, let's get to the good stuff.

For all of the lovely copy editors who I always
cussed at and nagged and who I could never
have had a decent section without you. Hillary,
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Steve and Andy's basketball hexip. While pages
die there, in that tiny office with a squeaky door
(nailed shut for a decade, I think) and Flueorescent lighting, metal-slat windows
to the Daily class for three quarters. I wait
for the on-ramp adventures) and understanding
you. You're gonna tear it at J Enni, the macacons were always clutch, and
you would never let me sit on doing the
map. If you had teased me for always bagging
about reading the pages, but you recked. And to
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Sean Martin
SPORTS EDITOR
Nine p.m., June 3, 2004. It's only five hours and 20
minutes until the party begins. I'm already
wearing a lot of blacK. I've sacrificed
a lot this year for this

Because of this, nothing more has ta­u n me about
the importance of friendship. Thanks for being my NHL Hitz
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Andrew's knowledge of AP never ceases to amaze me,
ability to always sing the wrong song
blew my mind. Thanks for always keeping
the laughs going, and for being a good roommate
for the past three years. Allison, we've had so
much fun teasing each other. You and Emily are
going to make this paper insane next year — in
a good way.

And speaking of Emily, you set the standard
for everyone else to live up to this year, and
you and the Daily can't be the best of friends
more than me. You are the best, and you are
everything that I didn't have. I love you and
will value well after school is over.
Ciao

June 4, 2004
Volume LVII, No. 145
Cuesta College

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assistant news editor Allison Terry
opinion editor Laura Newman
arts & culture editor Steve Hill
features editor Monday Myoko
on the rocks editor Andrea Sverboda
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classified ad sales manager Andrew Hodges, Prashant Periwal, Kelly Anderson, Mario Migliore, Stephanie Carter, Sara Fraschetti

graphic designers Sara Connell, Christina Gray, Alysia Alexian, Fieder Jacob, Zuckerman

Laura Newman
OPINION EDITOR

Traditionally, by June June arrives the opinion editor has become a chucked-up, cynical cardboard-monger, made pale and resilient by editing 10 months worth of letters to the editor and other various scathing rants. I've seen it happen before: Fresh-faced, naive journalist students enter publishing 26 in September full of progressive ideas for the paper, only to emerge into the June sun light limping, with a sp Quinn and a Quasimoto-like hump in their backs. You may not have noticed — the graduation gown does well to disguise the hump.

But I am happy to say that I am taking the high road. In this bitter-sweet time of leaving both Cal Poly and Mustang Daily, my cynicism has disappeared as quickly as possible. My boxes are being packed out of the Mustang Daily refrigerator. Reflecting on my experience here, I can remember the infrequent or hazy world of journalism. When our passion was responsible for many cold sweat and restless night. I learned to read my computer screen by peering through a small slit made by my middle and index finger while covering its eye. It was just easier that way.

It won't be hard to say goodbye to the office dust-bunnies, the falling ceiling tiles or my broken monitor that sat in the corner all year. But it will be hard to say goodbye to the people — my Mustang Daily family. Sniff, here comes the rain. Andrea — our chief, my rock.

How would I have survived the first quarter without you? I wish to know if you will have my back. There is no way I have not been rather a sly, dis cuss-laden lAX TELIIRI machine with you. Andrea — the kindest person I have known. You assure me that you manage an entirely different major and still work chaper (each day is a major). Must be the caffeine. Your consistent positive mood and encouraging personality inspire me to be a better person.

Emily/Allison — the news girls. I have been a pleasure to sit across from you. Ladies deserve a medal for all of the hours you log in. I wish I can think of anyone better qualified to take the helm. And good luck with the opinion page — you'll need it! Allison, you can do somethings in my yard.

Sean — my GPA wrecker. Why did I listen to you and take those classes? No credit/no grade. I thank you the newspapers I live my quote/one year. There are no bad computers, worst computer and a friend. Steve — a man of convictions. We spent many nights laughing at our ridiculous ideas in philosophy, but it was all great. You are a wicked friend and I will miss you for your work. Thanks for being so happy and keeping the floor cleaning around the noon.

Andrea — always there for you. Thank you for always being so top on it. Two of us in rarely had to pull out last-minute tritishes, which is a real test in this business. Working with you this year was so easy, it was almost as if the two of us had been doing this together all along, I was never disappointed, and thank you for always making me smile when I walked into the newsmroom. Good luck next year, I'll be waiting for you.

Matt, Nate, Spencer and Kaye, my photos, you were key for the best of photographers I have worked with. All of us working together have learned how to take the best of the photos. They have never looked better, thank you. Laura, my partner. We have been sticking with it, even when our budget was sud denly ripped off from under us. And Matt, good luck with your design and photography editor.

And Allison, "you are always here." Think of my favorite thing from this year has been looking over at you, watching you so at ease. You have_a_ better wav to sum up my college experiences, than you. I had so much fun hanging out with you this year, I am really going to miss you. Thanks for being so sane and making me laugh all the right times. I hope we can keep an eye out for the same ones. And, if you see it, I am flapping my hand right now down to the left for you.

So many people put their blood sweat and tears into this paper, I want to thank them as well. Everyone have a wicked awesome summer!
Every year a new Mustang Daily staff has come in and it’s all about the smiles, excitement and gratitude.

Not much thought goes into the long road ahead, when passionate students and just people just want to go to bed.

Yet, sleep deprivation and annoyance aside this group of people made the past year a thrilling ride.

The trip to Vegas was far from a bore. I mean now often do you get to sleep on an airport floor?

There we the lights, the music and... oh yeah, the conference too.

Thank god no one came sporting a new tattoo.

Then there were the barbeques that lasted through the night. And those staff writers who decided to pee by moonlight.

Everyone has brought something special to the table, and somehow we have all managed to stay respectable still.

Emily has the talent to go very far in this field. I know her. Her determination and integrity will no doubt yield.

Laurie is all about writing down the quote of the day. Always managing to document the dumb things people say.

Andrea is the nurturing one on our staff. She has even identified our personalities and put them on a graph.

Allison is definitely one chick who knows how to rock out. She will bust out any dance move and has been known to twirl and shout.

BK is hilarious, good natured and basically well liked by nearly everyone.

I have thought about abs. Matt’s inability to say "no," taking all my sections photos just because I said so.

Yet, every time I asked, he always took pictures that rocked.

I even had enough he might become better than me.

Joking aside, his skills are an inspiration and a joy with so much determination.

Andrea is the one who got me into this whole scene. Always encouraging me — making want to do my best. I owe her so much for everything she has done. I am basically hang and hanging out has been so much fun.

Then there is Spencer the dog who can do things that amaze me. Keep an eye on your stuff while he’s around.

Who’s it is, wire or Jen’s pens and even, Allisons salad he gobbles them right up.

Sleep deprivation and annoyance aside this group of people made the past year a thrilling ride.

I think Allie was the quietest one out of all of us. But it was nice to have her around.

I never thought anything could top her. Yet, I wear her bring them as a bribe for the staff so she could go go one early flight and get the last laugh.

Eric added a visual flair to all of the stories. Graphics and printing are his territory.

And last time before I say goodbye, Sean put down the damn ball before someone loses an eye.

I love you guys so much! I wish you all the best in your future endeavors.

Erica was the nurturing one on the campus. Cal Poly Co Lege has taught me something new about myself, and I’m so grateful for the opportunity to get to know each of you. This wouldn’t be a good-bye letter unless it was full of hope, love, support and friendship.

Thanks for always being there to listen and help me find my way. I’m sure that we will all be back for a time, and I wish you all the best in your future endeavors.

The Mustang Daily staff is, and always will be, the No. 1 group of students on campus. Cal Poly College Republicans, WOW and one person’s Crusade may have power in numbers but we have something stronger: the power of the Mustang Daily.

Together, this staff has put out some of the best papers in Mustang Daily history. Working with all of you has been such an honor.

The work ethic, dedication, humor and pride within these walls are something I will carry with me to work each day. It’s what all of you do that encouraged me to stick it through this year and come back.

Beyond the budget and politics, the hardest part of the transition is knowing that the staff will never be the same again. I wish you all the best of luck in the future.

Allison Terry
ASSISTANT NEWS EDITOR
I remember my first day of college. It was yesterday I shuffled down to Student Services from Yourcenar Residence Hall, headed toward my first college class. I felt this mixture of nuce nervousness and exhilaration. I entered the classroom looking for a friendly face to sit next to. Luckily, I found just the right person.

Her name was Emily Wong. And she I quickly became very close. I found myself without a doubt the No. 1 group of students on campus. Cal Poly College Republicans, WOW and one person’s Crusade may have power in numbers but we have something stronger: the power of the Mustang Daily.

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two divorces, a sex columnist, the administration's agenda, a speakerphone breakup, interviewing police officers in the Mardi Gras rain and a radio talk show. You know me so well and I've rested on this throughout the tumultuous year. Sometimes I felt like we took on the world, well at least Cal Poly, and conquered it with our combined voices. You've been part of my identity for a year and helped me become the person I want to be. When I was a writer, you gave me a second chance; I never thanked you for that. Then we tackled the Sigma Chi story and later a year of running the Mustang Daily. Solid. I've got your back. Always.

The New ME.

Allison, remember the taxi ride back to our hotel in Vegas? The lights in the water, the lines of people around us ... the quiet night of studying together in the dimly lit hotel room? I can see this so vividly, like many of our experiences together. I admire your commitment, your heart. I breathed easier when you were in the office, when I could hear your laugh from my desk. There is no one I would rather hand over my position to than someone with such spirit and dedication as you.

Now it's time to put on your thinking cap.

At Ernst & Young, the opportunities to use your mind are endless. Welcome to our incoming class from California Polytechnic State University.

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Ian Andersen, Intern
Kaitlin Ayers
Mary Block, Intern
Dominique Blue
Robin Byron
Sarah Comstock

Kevin Dolan
Kraig Gadsby, Intern
Tanya Hammad, Intern
Erik Hansen
Ashley Harmon, Intern
Jeremy Krompier, Intern
Christy Link
Garrett Mann

Matthew McClain
Mike Mullen
Nicole Nadvornik
Joana Ngo, Intern
Tina Romani
Brian Skrip
Maria Zlotnikov

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HELP WANTED

ACROSS
1 Interest amount?
9 Show embellishment
15 Bargain for leniency
16 Like to judge?
17 Exit indicator, e.g.
20 "Grand" place?
26 Sea, near Big Great-
Baskui/Drion
29 London production
30 Don't dawdle
34 "What?"
42 Drop-off point
46 Nevada's Exit indicator,
eligible, you will be reimbursed for
interest amounts
50 Medicine, if
investigational medication. If
eligible, you will be reimbursed for
your time and effort.  
63 Protect
60 Final proposals
58 #39 in a series
55 End of a
54 Casa part
49 Ashen
48 G.I.'s reply
44 Fax, in Britain
42 Kind of ban
41 Sammy Cahn'
37 Rehearsed
36 Not separately
35 Wholesale
33 Club option
32 Survey category
31 Blues singer
29 Payola
28 Parents' order
27 Rich
26 Memo
25 Pathetic
24 It's known for its
specialty
23 What some
writers do
22 Put on cargo
21 What some
utters do
20 Switch words
19 Incinerator
18 Op-Ed
17 What ___
16 Survey context
15 Inner creation
14 Source of some
serious shaking
13 Fit-to-leave
12 Real spoiler
11 "Got out of
here!"
10 Quelling
9 Luck
8 The summer sports camp
of the summer
7 Dance instructors
6 Fitness instructors
5 Specialty instructors
4 Dance instructors
3 Student neighborhood assistant
2 Kenneth
1 Student

DOWN
44 Makes a party
to
43 Excavate
42 Get to know
41 Sammy Cahn'
40 Julian Green
39 Never
38 Forgotten
37 Greek
36 Opposite of Noise
35 Fox, in Britain
34 Symbol of
domination
33 Shave victim
32 Source of some
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ANSWERS TO PREVIOUS PUZZLE

ACROSS
1 Beaches
5 Ukulele
8 Bridge
10 -2 bed condo, fireplace, garage,
$1700 2nd B N. Chorro
34 Payola
35 Wholesale
36 Not separately
37 Payroll categories
38 Survey category
39 Wallflower
40 Club option
41 Tip
42 Kind of ban
41 Sammy Cahn'
37 Rehearsed
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32 Survey category
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Here's a story
Of a crazy crew
Who was looking for a way to make some cash
All of them liked to write
Like the last staff
The youngest one on a mac

Here's a story
Of the Mustang Daily
That was looking for cheap labor of its own
There were eight desks
Crammed altogether
Yet they were all empty

Till the one day when the crew met this paper
And they knew it was more than a hunch
That this group might somehow be a family
That's the way we all became The Daily Bunch!

The Daily Bunch
2003-04
2004 Housing Guide for the SLO Living

Rental Listings • Property Management
House-Hunting Tips • Roommate Survival Advice

Special advertising supplement of the Mustang Daily
Tips for surviving the SLO Housing Hunt

Before you start looking:
You will soon need to make some important decisions concerning off-campus housing. Before you do anything, you need to take some time to weigh the pros and cons of living with a roommate. Do you want to live with others or alone in a studio or one bedroom apartment? Do you want to share a room? How many roommates do you want to live with? Remember, signing a lease can commit you to coexistence for up to a year. Be sure to also think about the following issues before you begin your search.

- How much rent can you afford?
- Do you want a place by yourself, or do you want to live with roommates?
- How far from campus do you want to live?
- What kind of transportation will you need/have?
- What kind of life-style do you want? A quiet and studious atmosphere, a very special home life, or a bit of both?
- What kind of physical setting is appealing to you?

Consider carefully the pros and cons of the following factors:

Why have a roommate?

ECONOMY — Most Cal Poly students are on a budget so having a roommate is changing from a preference to a necessity. The more roommates you have, the less some of your expenses may be. Sharing a room can save you even more money.

COMPANIONSHIP — Going home to an empty house may not be your idea of pleasant living. Having someone to share your ups and downs with and to accompany you to a movie or dinner at the last minute can be a great asset.

SAFETY — Be sure to consider issues of safety when considering whether or not to share an apartment or house. A roommate’s assistance can be invaluable during an emergency or illness, not to mention the added feeling of security a roommate provides.

CONVENIENCE — Somehow, housework and the other drudgeries of life are not quite so bad when the responsibility is shared. Roommates are also great for answering the phone when you are not at home, loaning you money when you can’t find your wallet, and letting you into the apartment when you lock yourself out.

Why live alone?

PRIVACY — Probably one of the most common reasons for living alone is privacy. Living alone gives you the freedom to choose who and when you want to entertain. It also gives you a real choice about spending time alone.

NO HOUSEHOLD CONFLICTS — If you live alone, you have no one to blame but yourself if the rent and the bills are not paid on time. No one will eat your last piece of chocolate cake or insist on keeping the windows open or shut.

SIZE OF LIVING SPACE — Living alone also means you can live in a very small living space without feeling too crowded.

Finding roommates:

FRIENDS — Living with a friend has several advantages. You are probably familiar with many of each other’s quirks so there are fewer surprises and chances are you have quite a bit in common. However, living with a friend may also have some disadvantages. It can be a quick way to end a good relationship. A friend may expect to do everything with you. Seeing someone at classes, social hours, and home may burn out your friendship. Everyone needs time alone, and sometimes friends have trouble understanding this. It’s best to really weigh the pros and cons before you decide to live with your best buddy.

RESIDENCE HALL ACQUAINTANCES — Many of your fellow residents will be moving out of the
Selecting A Roommate:
If you have decided to live with someone else, an important thing to do is to take a good look at yourself as a potential roommate. Look carefully at your positive qualities (sense of humor, ability to learn, cooking abilities, etc.) and your faults (moody in the mornings, sloppy, etc.) and your faults (moody in the mornings, sloppy, etc.) Be sure to be as honest as you can about yourself. A potential roommate is usually a good way to share and discuss your expectations.

Potential Roommates:
Interviewing or having an in-depth conversation with a potential roommate is usually a good way to share and discuss your expectations. Be sure to meet in person, a phone conversation just won’t do for something this important. Explore how each of you feels about different topics, and if you aren’t clear about something, ask. Better to find out now than after you sign a lease. Be tactful, but more importantly, be honest! If either of you paint too rosy a picture, you are in for some nasty surprises later on.

If you live with someone long enough, your true feelings will eventually come out. If you take some time to discuss the following topics before you start living together, you will be able to prevent some of the most common problems.

• Who are you? Discuss your background, your family, activities, and anything else that you would want your new roommate to know about yourself.
• Likes & Dislikes regarding smoking, drugs, drinking, pets, music, etc.
• Overnight Guests boyfriend, girlfriend, family, friends. (This is a biggie! Be honest about your feelings, many roommates run into big trouble over this one.)
• Steady Habits when, where, and how often?
• Kitchen Arrangements will you share food costs? what are your nutritional needs? who will do the dishes? how often? does three-month-old spaghetti in the refrigerator make you crazy?
• Housekeeping Habits how neat and tidy are you really?
• Sleeping Needs what hours? how much? windows open or closed?

Sharing Expenses
Now for all the details of organization. You need to decide what goes where, who pays for what, who sleeps where, etc. Be sure to write it down on your Roommate Agreement, located in the appendix. Be careful of pitfalls at this point. Sharing expenses on things like refrigerators, furniture, pets, etc., may sound like a money saving option, but when the household dissolves it can be pretty ugly. Try to even out expenditures by having each person pay for one or more large items.

Sharing Personal Possessions:
Make sure it is clear from the start how you and your roommate feel about sharing things like clothes, cars, etc. If you set guidelines now and write them down, you can avoid arguments later.

Sharing Household Duties:
Work out a schedule. Chores can be divided equally, or assigned on a daily or weekly basis. You might consider deals, for instance, where one person always takes out the trash in exchange for the other roommate doing the vacuuming. Be fair and do not overburden any one person. If there is any one particular task which you really hate, now is the time to say so. Another person may not mind doing that chore at all.

Remember, if you live with other people (or have friends who live nearby), cook as a group. You will eat a greater variety of meals and will not have to do all the work every night!
Once you have made your decisions on the location you prefer and who you want to live with, it is time to start looking for a place. There are several resources to help you find a place to live.

Rental Housing Costs

Rental housing costs vary considerably depending on amenities, how long a tenant stays in one place (longer tenancies are associated with more reasonable rents), number of roommates (more roommates lower shared costs), location (rentals near Poly tend to be more expensive), as well as utilities and eating habits.

In Fall 2003, the average cost of house and apartment rentals advertised through the Off-campus Housing Listing service were as follows:

<table>
<thead>
<tr>
<th>Rental Type</th>
<th>Average Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom House</td>
<td>$927</td>
</tr>
<tr>
<td>2 Bedroom House</td>
<td>$1132</td>
</tr>
<tr>
<td>3 Bedroom House</td>
<td>$1259</td>
</tr>
<tr>
<td>4 Bedroom House</td>
<td>$1200</td>
</tr>
<tr>
<td>5 Bedroom House</td>
<td>$1300</td>
</tr>
<tr>
<td>Studio Apartment</td>
<td>$945</td>
</tr>
<tr>
<td>1 Bedroom Apt</td>
<td>$950</td>
</tr>
<tr>
<td>2 Bedroom Apt</td>
<td>$1055</td>
</tr>
<tr>
<td>3 Bedroom Apt</td>
<td>$1190</td>
</tr>
<tr>
<td>Private Room</td>
<td>$386</td>
</tr>
<tr>
<td>Shared Room</td>
<td>$377</td>
</tr>
</tbody>
</table>

**These are average costs of listings within the San Luis Obispo Area only.**

If you are looking for a place to live starting in the Fall, you should start looking in April or May before you leave for the summer. Many of the large apartment complexes start renting as early as Winter Quarter. If you are looking to live in a smaller apartment complex or in a privately owned rental, you may not need to start looking until July.

*NOTE: A lot of complexes are taking application at the end of February and March.*

---

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web: www.stennerglen.com
Month-to-Month vs. Lease Agreements

Now that you have found a place to live, you need to know about all the details of moving in. If you find a rental unit that rents on a month-to-month basis, then essentially you have a tenancy that expires at the end of each month and is renewed with the next payment of rent at the beginning of the month. The length of time between required rent payments (thirty days) determines the required length of notice a landlord must give you before raising the rent, changing other terms of the tenancy, or lawfully ending the rental agreement. It also determines how much notice you must give the landlord before moving out of the rental unit.

If the rental unit you are interested in has a 10 or 12-month lease agreement, then you will have the security of a long term agreement at a known cost. Your rent cannot be raised while the lease is in effect unless the lease agreement provides for rent increases. The landlord cannot evict you during the period of the lease except for certain reasons (for example, failing to pay rent or damaging the property). The disadvantage is that if you need to move, a lease may be difficult for you to break, especially if you and your landlord cannot find a tenant to take over your lease.

Whether you and your landlord decide on a lease or a month-to-month agreement, be sure to have everything in writing and be sure that you make a copy of everything.


trends continued from page 4

Renter's checklist

Before you rent or lease a place, be sure that the rental meets the required housing standards. Listed below is a checklist with useful criteria for evaluating the safety of a residence. Consider these conditions before renting or leasing.

- Conversions: Was the living area converted from a garage or attic? Most garages, attics, sheds and basements do not meet safety codes. Ceilings must be a minimum height of 7 1/2 feet. If the room has a sloping ceiling, one half of the room must be taller than 7 1/2 feet. Ventilation must be provided either by windows or by a mechanical system.

- Heating: Is heating provided? The heating system must be able to maintain a room temperature of 70 degrees. Portable heaters do not meet this requirement. Before using gas appliances, have the gas company check them for safety. Water heaters must not be located in bathrooms or in any room which is used for sleeping.

- Maintenance: Does it appear that the dwelling unit has been properly maintained? Look for exposed wiring, tangled extension cords or overloaded outlets. Indoors for charred around outlets, fixtures, or appliance vents. Smoke detectors must be installed. Don't miss signs of obvious disrepair such as broken windows, warped or loose floor boards or stairs.

- Overcrowding: Do overcrowded conditions exist at the residence? You may be forced to move out if overcrowded conditions violate zoning or safety codes.

If you rent or lease a home in the R-1 or R-2 zones, certain standards apply. These standards include number of bathrooms, parking requirements, and square footage per person. A permit is required if over five adults occupy the residence.

- Exiting: Does the dwelling provide a direct exit to outside or to a corridor? Bedrooms must have at least one window that is large enough (six square feet) for an adult to easily crawl through in case of
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The move - what you need to know

Moving into a new place carries with it obligations and commitments that go beyond the specific conditions listed in the lease or rental agreement. It's important to remember that by moving in you are implicitly accepting the place as it is. That's why you must inspect the actual unit into which you'll be moving before you sign the lease or rental agreement. Below we've listed some of the move-in issues you'll need to consider:

• If the unit you wish to rent is furnished, find out from the owner or manager whether the furniture you're looking at will be the same furniture that you'll find there when you move in. Make sure the furniture is included in the contract.

• Make sure that the unit you're looking at is the actual unit you're renting and not a model unit.

• Check the doors and windows for security. If security appears questionable, get a written commitment from the owner or manager that specifies a date, before the beginning of your tenancy, by which repairs will have been made and the problem fixed.

• An Inventory and Condition Report should be filled out within the first three to five days of your tenancy. How much of your security deposit the owner or manager returns to you will be determined not only by the cost of cleaning the property but also by the cost of fixing any damage for which you can be held accountable. It's best to complete the Inventory and Condition Report with the owner or manager present.

• Make sure that both you and the owner or manager sign a copy of the completed Inventory and Condition Report. Keep one copy for your records, and give another copy to the owner or manager.

• Keep all the paperwork pertaining to your tenancy in one place, along with your copy of the Off-Campus Housing Guide. Relevant paperwork includes your copy of the contract, your copy of your Roommate Agreement, copies of requests for maintenance, and your copy of the Inventory and Condition Report.

• No matter what the condition of your apartment when you move into it, you are responsible for leaving it in the condition you received it except for any damage noted in your Inventory and Condition Report.

SHARING THE LOAD
Be sure to share responsibility for the utilities with your roommates. One way of ensuring an equitable division of this responsibility is for each member of the household to sign for at least one utility. For example, you open an account with PG&E in your name, another roommate opens a phone account in his name, and so on.

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45 Rental tips

When you conduct your search for that perfect rental, make sure you protect yourself by asking the following important questions before you sign the lease:

1. Who lives around you in the building? What about adjacent properties and the neighborhood in general?
2. Is the building clean/well maintained on both the interior and exterior?
3. Does the landlord live on the premises? Is there a maintenance person living there or in the vicinity?
4. Are there private grounds around the apartment?
5. Has the apartment been exterminated since the previous tenants moved? If not, when will it be done?
6. Does the apartment need to be painted? If so, who will paint it and/or pay for paint?
7. Does the building have a security system?
8. Are hallways well lit? Are there fire extinguishers and smoke detectors?
9. Does the building have a fire escape? If not, where is the nearest emergency exit?
10. Is the street well lit?
11. Does the apartment door have an adequate lock? Is there a dead bolt?
12. What happens if you lose your apartment keys?
13. Is there a doorman? Does it work?
14. Whom do you call for emergencies or repairs? Is there someone on call at all times for emergencies?
15. Are there laundry facilities in the building? If not, are there facilities nearby?
16. Is there storage space allocated for you outside the apartment?
17. Is there a private secure mailbox?
18. Is there private parking available? If so, is it free? If not, where can you park? If you have to park on the street, what are the parking rules there?
19. Is the apartment near public transportation? If not, how will you get to campus?
20. How far are grocery and convenience stores from the apartment? What about other places you shop, eat, work, etc.?
21. How, where and when do you dispose of trash?
22. Is there sufficient closet space in the apartment?
23. Will your furniture fit comfortably in the apartment?
24. If the apartment is furnished, is the furniture adequate for your needs and in good condition?
25. Are there ample wall outlets?
26. Do the light fixtures work? Will you need additional lighting in the apartment?
27. Are there sufficient phone jacks?
28. Are there enough windows in the apartment? Do they work? Do they lock? Are screens provided?
29. If the apartment is carpeted, is the carpet clean and in good condition?
30. Who pays for utilities? What is the average cost per month?
31. How is the apartment heated (gas or electric)? Who pays for and/or controls the heat? When is it turned on?
32. Is the apartment air-conditioned? Who controls and pays for it? When is it turned on?
33. Are appliances gas or electric? Are they in good condition? When were they last serviced?
34. Is the refrigerator clean and in good condition? Is there plenty of freezer space?
35. Is there ample water pressure in both the kitchen and bathroom?
36. Who pays for water? Do the faucets, taps or toilets leak?
37. Is there a shower as well as a tub in the bathroom?
38. Are there any signs of water damage around water fixtures or on the ceiling?
39. What are your limits in decorating the apartment? Can you hang pictures without being penalized?
40. Are there draperies, rods, or blinds included?
41. Are there any stipulations regarding pets, parties, etc.?
42. Is there ample room to store all occupants of the apartment? Is there sufficient privacy?
43. Are there limits to the number of allowable occupants in the apartment?
44. What are the requirements for full refund of your security deposit?
45. Are pets or children allowed? If so, are there additional charges?
Effectively settling in after the move

The Trial Period

When you first set up your household, there will be a period of time in which you and your roommate(s) concentrate on just being yourselves and living the way you want (within reason, of course). Do not try to anticipate your roommate(s)’ likes and dislikes. If you have always listened to the stereo for an hour before falling asleep, now is not the time to try a change. It’s just because you don’t think your roommate will like it. The idea is to do the things you want to do and feel comfortable doing.

Who is responsible: Tenant or landlord?

The same section of the Civil Code that equires all landlords to keep a property habitable also requires a tenant to use the property properly and to keep it clean. Specifically, Civil Code section 1941.2 requires the tenant to:

- Keep the premises “in clean and sanitary condition as the condition of the premises permits.”
- Keep the structure, dwelling unit, facilities, equipment or appurtenances free of debris, tilth, rubbish, garbage, refuse, and plumbing fixtures properly.
- Dispose of trash and garbage in a clean and sanitary manner.
- Refrain from damaging or defacing the premises or allowing anyone else to do so.
- Remove any part of the structure, dwelling unit, facility, equipment or appurtenances allowing anyone else to do so.
- Use the premises as an abode as intended, using living and dining rooms, kitchens and bedrooms for their proper and respective purposes.

Where a tenant violates these responsibilities, contributing substantially to the existence of dilapidation, the tenant cannot hold the landlord responsible for the fact that the unit is uninhabitable. In addition, the landlord is not obligated to repair any items damaged due to the tenant’s negligence.

An owner of residential rental property is required to provide a dwelling in habitable condition. It must also be kept in good repair.

California Civil Code section 1941.1 states that a dwelling must have the following:

a) Effective waterproofing and weather protection of roof and exterior walls, including unbroken windows and doors.

b) Plumbing facilities in good working order, including hot and cold running water and connection to a sew erage disposal system.

c) Gas facilities in good working order.

d) Heating facilities in good working order.

e) Floors, stairways, and railings in good repair.

f) Adequate trash receptacles in good repair.

g) An electrical system which is in good working order with at least 2 outlets — or 1 outlet and 1 light fixture — in every room. (The bathroom only requires 1 light fixture.)

Common stairs and hallways must be lighted at all times.

h) Clean and sanitary buildings, grounds, and appearances free from debris, filth, rubbish, garbage, rodents and vermin.

In addition, all windows and doors must have secure locks and necessary bolts to secure the premises and the safety of the resident. Smoke detectors are also required by state law. It is also the landlord’s responsibility to install and maintain the inside wiring for one telephone jack.

These are minimum requirements. Other conditions in the property may make it not “habitable.”

Likes & Dislikes

During the trial period, keep a list (mentally or on paper) of the things your roommate does that bug you, and things you think they are terrific. Don’t get hung up on the negatives. If you think that the fact that your roommate can smile first thing in the morning is great, tell them so. By the same token, if the sound of Bruce Springsteen at 6:00 a.m. makes you queasy, now is the time to talk about it.

Re-evaluation

After a week or two, or during your “divorce” what comes naturally” and making your respective lists, you should set aside some time for a long talk about the ways you’re living styles clash or go well together. Be honest, but avoid calling the other person or his ideas petty, wrong, or anything else derogatory. Frankly discuss what you cannot tolerate, are indifferent to, or really enjoy. Where your differences are severe, you must both compromise, or it could be one very long year together.

Remember that the potential for hurt and/or anger is very high. Neither your lifestyle, nor that of your roommate, is inherently good or bad, just different. Treat gently on one another’s ego.

After You Talk It Out

Although you have talked out your problems, and maybe made some compromises, you are far from finished. Keep the lines of communication open. If something new bothers you, or your compromises are just not working, talk to your roommate. The idea is to keep living smoothly. Many roommates try to have pre-planned meetings periodically (maybe once or twice a month) so they can sit down over coffee or dinner and talk business. Before talking about personal problems or accomplishments, this is a good time to decide things like who is going to deal with the landlord when something needs to be fixed.

Home Security Tips

Try shudders on the house to increase visibility.

Clearly mark your address on the front door.

Tips continued from page 6

Emergency: All apartments must have a door to the outside that is at least 3 feet wide.

Parking: In most situations, parking off the street. Parking in front yards, on lawns, or other yard areas is not allowed. A resident in the R-1 zone is required to provide at least one covered parking space.

The city enforces Zoning Regulations and Building Safety Codes and lock doors, windows, garages, and sheds.

Install deadbolt locks.

If you live alone, use initials rather than Ms., Miss or Mrs. in directories. Do not let anyone inside who you do not know or who you have not planned on visiting.

Have a lighting notification system to let neighbors know you’re ok.

Notify police when you are planning on being out of town.

Don’t leave keys on doors as to your whereabouts.

Do not leave a house key near entrances.


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Legal information

The following legal information is an overview of landlord/tenant law as it relates to people looking for housing. This information is not a substitute for legal advice where the problems are serious or complex.

Your rights and obligations: When you rent a place to live, you enter into a specific legal relationship with the owner/landlord. Knowing and fulfilling your legal obligations as a tenant and maintaining friendly, open communication are the best steps you can take to prevent hassles with your landlord. Be sure to:
- Pay your rent on time.
- Comply with the terms of your rental agreement.
- Keep your home tidy.
- Repair anything you or your guests damage, except those result-
ing from normal wear and tear.

Your Right to Privacy
Tenants have a basic right to privacy in their rental units. California law states that the landlord may enter a rental unit only for the following reasons:
- In an emergency.
- To make necessary or agreed upon repairs, decorations, alterations or other improvements (after giving the tenant proper notice).
- To show the rental unit to a tenant or buyer, or to contractors or workers who are to perform work (after giving the tenant proper notice).
- When the tenant has moved out or has abandoned the rental unit.
- If a court order permits the landlord to enter.
- The landlord must give you at least 24 hours notice before entering the rental unit, except in an emergency or if the tenant has surrendered (given up) or abandoned the rental unit. The tenant cannot withhold permission unreasonably. The landlord can enter the rental unit only during conventional business hours (9am to 5pm, Monday through Friday), unless the tenant agrees to other times.
- The landlord cannot abuse the right of access or use it to harass or constantly disturb the tenant. If the landlord violates your rights, you may file a lawsuit for invasion of privacy or trespass.

If you are renting a single room in a privately owned home where the owner resides, you may be consid-
ered a lodger not a tenant. The California Civil Code describes a "lodger" as a person contracting with the owner of a dwelling unit for a room or room and board within the dwelling unit personally occupied by the owner. The owner may choose to retain a right of access to all areas of the dwelling unit occupied by the lodger and have overall control of the dwelling unit.

Repairs
California Law requires the landlord to maintain the rental unit in sanitary and habitable condition. The law requires that the rental have effective waterproofing and weather protection, plumbing, sewer, electrical and heating systems in good working order, and hot and cold running water. Building must be free of trash, vermin, and other pests. If you have a situation that needs your landlord's attention, you should:
- Ask your landlord to rectify the situation.
- Follow up with a letter and send it certified or registered mail. Be sure to keep a copy for yourself. (See appendix for roommate agreement from page 49.)

3. Allow reasonable time for repairs. What is reasonable depends on the situation and the type of repair. The law usually considers 30 days to be reasonable, but if the problem makes the rental unit unfit for living, a shorter period may be considered reasonable.
- If the landlord doesn't make the requested repairs and doesn't have reasonable justification for not doing so, you may have several remedies, depending on the seriousness of the repair.

Repair & Deduct Remedy
The repair and deduct remedy allows you to deduct money from your rent to pay for repairs of conditions that are covered by the implied warranty of habitability. As a practical matter, the repair and deduct remedy allows you to make needed repairs of serious conditions without filing a lawsuit against the landlord.

Here is how the repair and deduct remedy works. You must inform your landlord about the needed repairs and allow the landlord a reasonable amount of time to make the needed repairs. If the landlord doesn't make the needed repairs within a reasonable amount of time, you may either make the repairs, or hire someone to do them, and deduct the cost from your rent.
- You cannot use this remedy more than twice in a one year (any twelve-month) period. The amount of rent withheld for the repairs cannot be more than the amount of one month's rent. And you cannot use this remedy if you, your guests, or your children caused the damages that need repair.

Negotiate A Reduced Rent
Negotiate a reduced rent if you have a problem in repairing the problem and it doesn't involve a serious health or safety threat, consider negotiating with him or her to temporarily reduce the rent until the problem is rectified. If he says he can't get someone to fix the problem for a week or two, ask that your rent be reduced to compensate you for the inconvenience. This should motivate him to repair the problem quickly. Be sure to confirm your conversation by writing him a note including the date the landlord promised the repair would be done. Keep a photocopy for yourself.

Rent Withholding
California law allows you to withhold (stop paying) your rent if your landlord does not fix serious conditions that are covered by the implied warranty of habitability. You can only use this remedy under the following circumstances.

The needed repairs or defects must seriously affect your health and safety. The conditions must be serious enough to make the rental unin-
habitable (has such serious problems or defects that it will affect your health and safety). The needed repairs or defects must be more serious than when you use the repair and deduct remedy. In order to prove a violation of the implied warn-
nty of habitability, you will need evidence of the needed repairs. For example, photographs, witnesses, and copies of letters informing the land-
ord of the problem would be valu-
able if you go to court.

The following legal information is an overview of landlord/tenant law as it relates to people looking for housing. This information is not a substitute for legal advice where the problems are serious or complex.
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