

Jahkuumba to play CAER benefit Saturday

The Coalition Against Environmental Racism is hosting a benefit concert Saturday in the EMU Fir Room.

The concert starts at 7:30 p.m. and will feature the classical and upbeat reggae music of Jahkuumba.

"The reason we are volunteering our services is because, where Jahkuumba is concerned, issues about environmental racism and racial discrimination are important," singer Amha Baraka said.

Tickets may be purchased at the door for \$5. All proceeds will be used for the 5th Annual Environmental Justice Conference, Jan. 22 to Jan. 24.

Black women's group sponsors skate party

The Black Women of Achievement will sponsor a skating party Saturday at SkateWorld, 3188 Gateway Loop, Springfield, from 11 p.m. to 2:30 a.m. Admittance is \$2 for ages 6 to 11, \$3.50 for 12 to adult, children under 5 free.

Winter weather freezes water pipes

Apartment managers recommend precautions to avoid damage while students are away

By Felicity Ayles
Oregon Daily Emerald

Freezing temperatures swept through Eugene over winter break, leaving in the wake of their wrath broken water pipes and flooded apartments.

Frozen pipes plagued numerous apartment complexes in Eugene over the break and left landlords to deal with the problems while students were away.

Duck's Village, a popular off-campus home for students on Kinsrow Avenue by Autzen Stadium, experienced weather-related problems in many apartments, office manager Sandra Stafford said.

"Pipes froze and burst in several apartments, and we had to defrost and repair them," Stafford said. In some apartments, they had to dry out the carpet and even have the flooring replaced, she said.

Major problems arose because residents were away for an extended period of time and turned off the heat. The apartments got colder as the temperature outside dropped and the pipes froze, Stafford said.

When pipes freeze and burst, the question of liability is dependent on the circumstances at Duck's Village, Stafford said.

If the apartment is vacant, and the pipes freeze and flood other apartments, the management is responsible. But if the apartment is occupied, the tenants are responsible for all damage, she said.

Stafford suggests that residents take extra precautions to prevent possible damage from frozen pipes.

"Students should make sure they turn the heat on to 50 or 55 degrees and leave the water running at a drip if they are away for an extended period of time," she said.

Just across the street, at Chase Village Apartments, leasing consultant Kelly Harrington reported no damage. But on the other side of the river, quite a few apartments experienced weather-related troubles.

Stewardship Properties manages complexes such as Emerald Apartments at 1877 Emerald St. and experienced several broken pipes and even a few flooded basement apartments, said property manager Denise Poplin.

Poplin said the complexes notified all their residents of the dangers of winter weather and suggested they leave the heat on and open the cabinets under the sink in their apartments during winter break. Leaving the cabinets open allows the heat in the apartment to get to the pipes and helps to prevent freezing, she said.

But when pipes burst in one of the apartment buildings of the Stewardship Properties, the ten-

ant is not held responsible.

Poplin said she hopes there will be no damage, but it is difficult to take any preventive measures.

"If it gets down to the 20s during break, nobody has time to do anything preventative," she said. "If the students leave when the weather is good, nobody wants to leave the heat on or the water running."

Jennings & Company rents both apartments and houses, and it had problems at many of its properties, maintenance department manager Jordan Cowman said.

"We had broken pipes and some frozen pipes that burst when they thawed in a few of the rental houses," Cowman said.

In addition to leaving the heat on and the water running at a dribble, Cowman suggests blocking off ventilation vents so the heat can't get out and wrapping up outside spigots to keep them from freezing.

Cowman said there will probably be more damage if the freezing weather returns, but the problems won't be as bad as they were over winter break.

"There will probably be more damage, but now that the students are back, they are more likely to be there noticing problems," he said.

Felicity Ayles covers city development, the West University neighborhood for the Emerald. She can be reached via e-mail at fizzer@gladstone.uoregon.edu.



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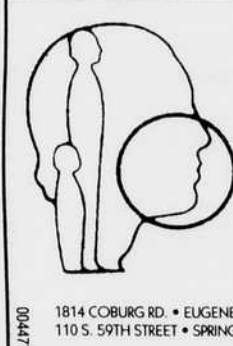
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