

Community Guide

A Handbook for University Apartments

2019-2020

Mission Statement – University Housing

We are dedicated to educating the whole student by providing safe, modern, and affordable housing, a diverse, enthusiastic, and trained professional and student staff, and an atmosphere where respect, community and academics are valued. We are committed to helping each resident reach his full potential as a productive citizen and a lifelong learner.

Housing Philosophy

Your apartment complex is not merely a place to study and sleep, but rather it is a living/learning environment designed to complement your academic studies. It is a community.

The Southern Arkansas University housing staff is committed to the philosophy that on campus living can make a difference in your success in college. When you stop to consider that potentially 68% of your time is spent in your residence, you can understand why we place so much importance on the quality of living that takes place on campus.

Programs, floor meetings, and other activities will challenge, stimulate, and enhance your personal and academic growth. Hopefully, these will provide you with a positive set of experiences to take along into your later life. How much you grow will depend on you and your attitude about yourself and your environment. We encourage you to become involved, to participate, and to develop leadership and personal pride in your complex.

Much like life outside the college environment, living on campus will present some difficulties and problems. The housing staff is here to assist you in overcoming those difficulties. There are many resources available. Use them! **Community Guide** contains information that will help you from the first day and for which you will be responsible as a hall community member. Responsible is a word you will encounter over and over.

University Housing Staff

The housing staff is a select group that works with the students to facilitate the housing program. The housing program has as its goal making a student's residence hall experience meaningful and rewarding. The people filling the positions described below are available to assist you during your stay on campus.

Director of Housing

Coordinating the University housing staff and programs is the Director of Housing/Dean of Students, the director is also over all billing and housing assignments for campus life located in the Office of University Housing, 102, Reynolds Center. Students are encouraged to bring their ideas, concerns, and suggestions to the Dean.

Director of Student Affairs Facilities and University Emergency Systems

The Director of Student Affairs Facilities and University Emergency Systems oversees maintenance, custodial operations and any construction or renovation that takes place in all Student Affairs facilities. The Director also oversees all of the Universities emergency mass notification systems.

Assistant Director of Housing for Student Development

The Assistant director of housing for student development is over all living learning communities in the residence halls, the residence hall association and the training of the University housing staff.

Assistant Director of Housing for Operations and Events

Coordinating the University Housing staff selection and training, programming, staff evaluations, and marketing University Housing is the Assistant Director of Housing, located in the Office of University Housing, 102, Reynolds Center.

Student Housing Apartments Manager

Performs and assists in supervising maintenance at the University Village, University Court, and SAU efficiency apartments. The duties include: power washing, cleaning, painting, making needed repairs, and other duties as assigned.

Student Housing Specialist

The Student Housing Specialist processes student housing applications, as well as, housing exemption forms and other housing matters. This person also manages the University Housing office and student office staff.

Village Student Government

Village organizations and activities have an impact on a student's life. Realizing this, the SAU Housing Program is committed to the development of positive social, recreational, and growth-producing activities on campus. In housing terms, we call these activities "programming." Programming on campus is a proactive approach to establishing identity, pride, and unity within the community. The establishing of these factors is important if students are to be happy and satisfied with life on campus.

Many leadership opportunities exist for students living on campus. The chance to learn leadership skills as a member of various housing committees and councils can be a valuable experience. Service of this type may come by being elected to a formal office in your community, or by being chosen to represent your community in the Residence Hall Association (RHA).

Village Council

The University encourages active democratic decision-making through hall councils. Students and staff members work to develop a stimulating, enjoyable living environment for all residents by planning events and programs to help students get to know one another and the University. The Village Council sponsors activities such as dances, fashion shows, guest speakers, parties, and dinners.

The main governmental body of council is composed of a president, vice president, secretary, treasurer, and representatives from each building. If you would like to be involved, contact your Community Advisor or Resident Director. All meetings are open to any resident.

Residence Hall Association

Every student-resident at SAU is a member of the Residence Hall Association. RHA is the official representative body of residential student thought and opinion. It is an organization whose purpose includes: promoting positive change in the residence hall community, improving the residence hall environment, and coordinating growth-producing activities between the halls. It is the group's responsibility to be the trouble-shooter for the hall residents and to investigate problem areas around the University.

RHA has many plans for this year. The Annual Bed Race, Hall Olympics, the Celebration of Lights, and the Annual Honors & Awards Banquet are always some of the main events during the year. Your Residence Hall Association wishes you the best while attending SAU and hopes that you will become involved in your residence hall community.

National Residence Hall Honorary (NRHH)

This group recognizes the top 1 % of residents living on campus who have contributed outstanding service to campus housing. Each spring, students are nominated for membership and those selected are recognized at the RHA Annual Honors & Awards Banquet. NRHH also assists in programming efforts, provides recognition of student and staff leaders.

Housing Policies

University Apartments offer two-bedroom and four-bedroom units for juniors, seniors, graduate students, single parents and married students. A clubhouse, laundry facility, convenience store, pool, and computer lab are available for students who reside here.

Apartment Lease

Residents who do not read their lease often misunderstand and misinterpret their obligations. This can result in forfeiture of deposit, damage charges, termination fees, or other financial losses. It is very important that each student realizes that he/she has signed a legal contract to reside in an apartment for the academic year (August-May) or non-academic (August-August). The contract is an agreement between the student and the University.

Apartment Check-In

Students may move into the apartment at the time specified by the official university calendar at the beginning of each semester. A student who enrolls must check into his/her apartment no later than 8 a.m. on the first day of classes; otherwise, the reservation will be cancelled. However, if the student previously notified the University of his/her delayed arrival, every effort will be made to hold the assignment. The University reserves the right, when necessary, to assign the late student to other accommodations.

Housing Deposit

A \$200 security deposit is required to apply for residence in an apartment. The deposit is not applied toward room and board payments, and is separate from consideration of the refund of room and board payments.

Refund of Deposit

The housing security deposit will be refunded if:

- A. the student successfully completes the terms of the lease minus charges for loss and damages.
- B. the student is academically disqualified
- C. the student is removed in consideration of education and/or health interests upon approval of the vice president or student affairs.

Forfeiture of Deposit

The security deposit will be forfeited under the following conditions:

- A. improper check-out from the apartment.
- B. loss and damage charges incurred.
- C. breaking of lease before expiration date.
- D. suspension from campus housing because of disciplinary action.
- E. failure to pay room and board payments on schedule and subsequent eviction from campus housing.
- F. failure to notify the University in writing of the desire to cancel the apartment application prior to August 1 for the academic year; January 2 for the spring semester; or May 1 for summer sessions.
- G. if a student has signed a lease and does not enroll as originally scheduled.
- H. if a student ceases to be a full-time student (drops below 12 hours) he or she is required to withdraw from the village. Exceptions to this policy may be made by the Dean of Housing.

Procedures for Moving Out

- A. The resident is obliged to notify the resident director/apartment coordinator at least 24 hours in advance of the date on which the apartment is to be vacated so that a time may be arranged for a check-out inspection.
- B. Check-out inspection will be made to determine the cleanliness of the student's room and the condition of the University owned furnishings.
- C. Residents will be charged for (1) any damages to the apartment occurring during the term of their occupancy; (2) failure to properly clean the apartment prior to the check out inspection; and/or (3) lost keys.
- D. Items or belongings left in a student's apartment will be stored for one week. If the student does not claim his possessions within 1 week, it will be disposed of with the University assuming no responsibility for this property.

Payments Rent

Residents may pay apartment rent and meal plan in one payment or installments (Arranged with the SAU Business Office). Non- payments will result in the cancellation of meal privileges and eviction from the campus housing. Students who cannot make payments on time must see the University business office to make other arrangements prior to the payment due date.

Your Complex and Apartment

Your apartment will be the center of your activities on campus. Not only is it a place to keep your belongings and sleep, but also it is a study area and a place where you can meet and talk with your friends. You may also share your apartment with one to three other students; therefore, you will need to plan together your times for study, sleep, and relaxation so that you will benefit from its use.

The clubhouse is a facility built with college students in mind. In the clubhouse you can find a big screen TV surrounded with comfortable seating. It is also the location of SAU's brand new, "Panda Express," restaurant.

While the University wants you to make your apartment your home away from home, we also want you to help make sure there are no avoidable repairs to be made when you leave us at the end of your stay. Following are a few suggestions we've made to help you keep your apartment in good order and to help you save money. If you have any questions, please ask.

Furnishings

Each apartment is furnished for two or four occupants. The furnishings include: desks, chairs, couch, beds, chest of drawers, mirrored closets and a full kitchen. The University provides window blinds and ceiling fans. Residents provide their own linens, study lamps, pillows, and other personal items. You are expected to take responsibility for the furnishings and condition of your apartment. You will be charged for damages to your apartment. In addition, residents are required to take responsibility for the furnishings and condition of the common areas of the apartment. All original furnishings must remain in your apartment. Personal washers and dryers are not allowed in University apartments.

Items to Bring to your apartment

You are encouraged to hang objects in a manner that does not result in damage. Flammable items may not be hung from the ceiling. You will be responsible for damages to the apartment that result from the use of glue, Scotch tape, Plasti-Tac, or other adhesives that are used to attach items to the walls, ceiling, or woodwork in your apartment. When decorating your apartment you must meet the safety requirements and the housing guidelines regarding decorating. No pets are allowed in the apartments, with the exception of aquarium fish or other reasonable accommodations approved and verified for students with disabilities. This verification process can be

completed within the Housing office in Reynolds 102.

The following electrical appliances, which must be UL approved and in good condition, are permitted in your apartment: desk lamps, hair dryers, computers, stereo equipment, razors, typewriters, TV's, heating pads, radios, and clocks, and refrigerators, George Foreman's, and Fry Daddy's.

Health and Safety Inspections

Housing staff will conduct health and safety inspections approximately every six weeks during the academic year. The purpose of the health and safety inspections is to maintain the health and safety of all on campus occupants. Special attention is given to the following areas: overloading electrical circuits, frayed or misuse of extension cords, use or storage of combustible or flammable materials, use of unsafe room decorations (candles, incense, etc.), violation of smoking policy, and inadequate room trash disposal.

Notification of upcoming health and safety inspections will be posted at the clubhouse. Any resident requesting to be present during the health and safety inspection of their rooms should contact the Resident Director to arrange a time for the inspection. Residents found to be in violation of health and safety guidelines will be given written notification of the violation and asked to correct the violation. Any unsafe items that are not removed after written notification will be subject to confiscation. Confiscated items will be returned to the resident at the time of apartment check out.

The University also reserves the right to (a) enter and inspect the room and apartment assigned to the resident, and (b) enter the assigned apartment and room and inspect the possessions of the resident if reasonable cause exists to believe that the student has violated University rules and regulations or state or federal laws or has compromised the health and safety of themselves or others.

Maintenance

All maintenance in the apartments and public areas is handled by the University Physical Plant maintenance staff. You may request repairs on a work order through your CA. Maid service is not provided, therefore, students are expected to maintain clean, healthful conditions in their rooms and in public areas.

Personal Property

The University assumes no responsibility for loss or damage to any resident's personal property from any cause. The University strongly recommends to the resident to obtain insurance coverage by purchasing a renter's insurance policy or verifying that coverage is available under their parent's homeowner's insurance policy. The University does not provide insurance for personal property

Personal Safety

Safety on campus means protecting people and property. SAU's campus is a great place for students to learn and grow. But like any other community, SAU can have its share of accidents, crimes, and injuries. Fortunately, the right attitudes and actions can help protect you, your belongings, and fellow students. Campus safety depends on everyone, including you.

Protect Yourself

KEEP YOUR DOOR LOCKED! Leaving it open for one minute is an invitation to robbery or attack.

- **Always** lock your room when you go to bed at night. Even if you take a short nap during the day, make sure the door is locked.
- **Always** find out WHO is knocking before you open the door.
- **Never** leave doors propped open (your room door or the outside doors in your building).

KEEP YOUR KEYS SAFE!

- **Don't** lend your key to anyone.
- **Don't** leave keys lying around in your room.
- **If** your key is lost or stolen, report it to your hall staff. Your lock will be changed, and you will receive new keys and will be billed for the re-key.

Living with Your Roommates

One of the most important people in your University experience is your roommate(s). Your roommate(s) can be the source of either deep friendship or chronic aggravation, depending on the relationship you form. Having a good relationship with your roommate(s) takes effort. Just as you are partially responsible for the community on your floor, you can help determine how positive your relationship with your roommate(s) will be.

Moving in is a time of excitement and planning. This is the perfect time to discuss with your roommate what your expectations are of each other and of the room environment. Take time to discuss with each other your expectations and room environment. Before talking about any kind of guidelines or expectations, it is important to recognize the rights that both of you have as members of your community.

It is important to note that the common area is a private space that should be shared equally by all roommates. As a responsible roommate, it is not appropriate to engage in any activity that would deny your roommate access to any of the common area including the kitchen, or make him/her feel uncomfortable while in the room. The secret to being successful roommates is having open and honest communication.

When one roommate has a friend or friends visiting, it should always be with the consent of the other roommate(s). When this isn't happening and roommates cannot figure out how to confront the problem, we suggest involving your CA or Resident Director. Please be aware that if roommates are not able to come to a solution, or should one roommate continue to exhibit behavior that is inconsiderate or inappropriate, the residence hall staff may take further action to resolve the conflict.

Resident Bill of Rights:

- . read and study free from undue interference in one's residence.
- . sleep without undue disturbance from noise, guests or roommates, etc.
- . respect of personal belongings.
- . personal privacy.
- . host guests who respect the rights of your roommate and other community residents.
- . be free from intimidation, physical, and/or emotional harm.
- . free access to one's apartment without pressure from a roommate.
- . expect any and all grievances will be discussed in an atmosphere of openness and mutual respect, and to involve a housing staff member in the discussion, if desired.

When talking about expectations, it is best to be specific. This will be helpful if questions or new issues arise later.

Some areas it is helpful to have common agreement about include:

- Study time in the apartment.
- Music - what kinds you like, when it can be played, what is too loud.
- Borrowing or using each other's possessions (TV, stereo, computer, personal items).
- Cleanliness - who does what chores and how often.
- Habits - early or late riser, how social you are, etc.

Remember to contact your CA if you need assistance, and to consult this handbook for policies that apply to all living areas.

Services

Cable TV

Each apartment is equipped with cable TV. Residents may contact Sudden Link for premium services. Students are responsible for the monthly charges of services beyond the service that is provided.

Custodial Services

The custodians at your complex do a great deal to make your complex a more comfortable and pleasant place in which to live. The neat and clean appearance of the grounds, lounge, and clubhouse is due to their efforts. Custodians are not expected to clean unnecessary messes made by apartment residents. Custodians are not expected to remove trash outside your front door. Your cooperation in caring for the facilities will make their job much easier and will create a pleasant atmosphere, as well as keeping rent costs low.

It is the responsibility of each student to keep his/her room in a neat and clean condition.

There are trash dumpsters located on complex grounds into which you should empty wastebaskets.

Trash must be placed inside a dumpster not on the ground beside it. If the dumpster is full, find another dumpster.

Dining

Students residing at University Apartments must choose from the following meal plans:

- 1) \$400 declining balance
- 2) \$525 declining balance
- 3) 5 meals + \$160 declining balance
- 4) Unlimited + \$125 declining balance
- 5) Unlimited + \$75 declining balance
- 6) 10 meals + \$140 declining balance

The dining hall will be open and serving continuously from 7 a.m. until 9 p.m. Monday-Friday and 11:00 a.m. until 9 p.m. Saturday and Sunday (with two short periods for cleaning). The dining hall's Mongolian Grill closes every Monday through Thursdays at 10 p.m.

A food contractor caters the dining service for the University. In order to provide a high-quality menu at economical rates, the University has adopted the following guidelines:

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|-----------------------------|---|
| Dining privileges: | Only students on the room & board plan or with a paid card will be permitted in the dining room during service hours. |
| “unlimited seconds”: | The "unlimited seconds" policy applies to all items except on specialty nights. |
| Dine-in policy: | All food and beverage items must be consumed in the dining room. |
| Use our cups: | No containers or cups may be brought into the dining room. |
| Bring it back: | Trays are to be returned to the dish window. |

Dining Service Schedule

Full Breakfast	7:00 a.m. - 9:00 a.m.
Continental Breakfast	9:00 a.m. - 10:00a.m.
Closed for cleaning	10:00 a.m. - 10:30 a.m.
Full Lunch	10:30 a.m. - 2 :00 p.m.
Late Lunch	2:30 p.m. - 4:00 p.m.
Closed for cleaning	4:00 p.m. - 4:30 p.m.
Full Dinner	4:30 p.m. - 7:00 p.m.
Late Night	7 :00 p.m. - 9:00 p.m.

Health

University Health Services, located in Reynolds 215, is open from 7:30 a.m. until 5:00 p.m. each day, Monday through Friday. Students who are ill should try to visit the University Health Services during these hours.

During those times when the University Health Services is not open, apartment students should report to his/her community assistant or resident director if he/she becomes ill and needs attention. If it is a health emergency and requires immediate attention, please call 911 immediately.

Laundry Facilities

Washers and dryers are provided in the Village Clubhouse or University Court commons area for respective resident's use. Non-residents are prohibited from using these facilities.

Mail

Each apartment resident is eligible for a University Post Office Box upon checking into his/her apartment. The Post Office Boxes are located on the first floor of the Reynolds Center and will be assigned to you, upon request, at the University Post Office. You should notify your friends and family of your correct address as soon as possible.

Name

100 East University, MSC #

Magnolia AR, 71753

Rules and Regulations

The University reserves the right to have authorized personnel enter student housing for the purposes of determining general cleanliness of rooms, to determine the amount of damage and general misuse of University property, to make repairs, to maintain the general order and security of the village, and to conduct other official business. Discretion will be used at all times. Whenever possible, the room will be entered when the student is present.

In signing the lease, the students agree during the term of their occupancies in University housing to comply with the rules and regulations of the University and of the Village relative to preserving order and maintenance of student status. The general rules and regulations are printed in the General Catalog, the SAU Student Handbook, and State of Arkansas and Federal Statutes apply to students and the University.

The University reserves the right to terminate the contract by written notice if the student fails to comply with the conditions of the lease.

Alcohol

The consumption or possession of alcoholic beverages on campus is prohibited. Violators are subject to strict University discipline.

Babysitting

For reasons of safety and liability, minors cannot be brought to the residence halls for the purpose of babysitting.

Building Exterior, Roofs, Ledges, and Windows

Posting of unapproved signs, erecting of antennas/aerials/satellite dishes, or any other objects, on the exterior of buildings is prohibited. Residents are not allowed on roofs or allowed to climb up the sides of buildings or to be on the ledges of the buildings. Nothing is to be placed, stored, affixed, or exhibited on the ledges or windows of the buildings. Nothing is to be thrown, dropped, or spilled from roofs, ledges, windows, or balconies.

Candles and Incense

Candles and incense are not to be burned in your apartment because they present a true fire hazard and may also provide an odor which may be disturbing to residents in the complex. Even unburned candles or candles without wicks are not permitted.

Cooking and Appliances

The village was built with the idea that residents would split time between the campus dining facility and preparing their own meals. In the apartments residents have the luxury of a full kitchen, but with a busy life style, residents have the option of a prepared meal at the dining hall at any of the regular hours.

Coffee pots, popcorn poppers (if used for their intended purpose), electric clocks, radios, stereos, blankets, hair dryers, televisions, vaporizers, hair setters, make-up mirrors, and razors may be used in your room. Gas grills are not allowed at the University Village.

Damage

Students are responsible for the condition of their apartment. The check-in sheet should be carefully read and signed when you move in because this form is used to determine damages that occur during the year. If damage other than normal wear and tear occurs, students will be charged for repairs.

The condition of public areas is the responsibility of all students. Please help maintain the areas by treating them with reasonable care. Damages that occur in public areas should be paid for by those persons doing the damage. If the responsible person(s) are not identified, then the damage costs will be divided between the residents of the apartment. You can help keep your costs down by encouraging

others to respect public areas and to assume responsibility for their own actions. If prorated charges are not made and damages continue, the inevitable result is that all students suffer.

Drugs

Federal and state laws forbid the sale and use of drugs which are not prescribed by a physician or available on the legal open market. The University prohibits possession, use, or distribution of marijuana, LSD, or other hallucinogens or narcotics by any of its students in any campus facility. Any student known to be possessing, using, or distributing such drugs is subject to eviction from the Village Apartments, SAU disciplinary action including eviction and arrest, imprisonment, or fine, according to state law.

Fire Safety

Fire

Should you discover a fire, no matter how insignificant you think it is, you must sound the alarm and then notify the staff immediately. The building should be evacuated before there is any attempt to contain the fire. Remember, most injuries occur from smoke, not flames. Fire evacuation routes and practices will be held during the semester. Evacuation procedures are posted.

When an alarm sounds residents should:

1. Close windows and raise the window blinds.
2. Leave the lights on.
3. Wear coat and hard-soled shoes.
4. Carry towel (to place over face in case of smoke).
5. Close door when leaving to prevent smoke from spreading.
6. Proceed quietly to your exit route.
7. Walk swiftly. Do not run or push.
8. After leaving the building, move to the front of building.
9. Do not return to your room for any reason until the all clear is given by the staff.
10. Horseplay will not be tolerated at the time of any alarm; life safety is a serious business.

False Alarms

False alarms are not only illegal, but also dangerous. Every time a building is evacuated, there is the possibility of injury. Frequent alarms tend to create a feeling of false security and it becomes more difficult to evacuate the building. In the event of a real fire, this could lead to serious consequences. For those reasons, everyone must evacuate every time the alarm rings. Any student found guilty of giving or causing a false alarm of fire or threat of a bomb will be subject to arrest and disciplinary action by the University.

Fire Equipment

Fire equipment is of no value unless it is in place and in working order. Therefore, those individuals who take or use fire equipment improperly will be charged for repair or replacement and will be subject to disciplinary action.

Fireworks

Use of unauthorized possession of firecrackers, other explosives, or dangerous chemicals is not permitted.

Flammable Decorations

Flammable items that may pose a fire threat may not be attached to the ceiling. This includes items such as fish nets or large flags which are suspended from the lights and ceiling.

Gambling

In accordance with the laws of the State of Arkansas, gambling is not permitted. Gambling can also create financial and interpersonal conflicts which are detrimental to student progress.

Grade Point Average and Disciplinary Standing

Students wishing to live in the University Apartments must have and maintain a 2.0 cumulative grade point average. Beginning in spring 2017, students must have and maintain a 2.25 cumulative grade point average to be eligible to live in the University Apartments. Students must also be in good disciplinary standing at SAU. Student on student conduct probation, who wish to live in the University Apartments, must appeal to the Dean of Housing in writing.

Grills

All personal grills are prohibited in the University Apartments complexes. Southern Arkansas University has several permeant charcoal grills located throughout campus. Students are able to use those grills for cooking and are responsible for cleaning the grill and disposing of coals properly after use. Hot coals may not be disposed of in campus dumpsters.

Guest Conduct

Residents are responsible for the conduct of their guests while on University Apartments property, immediately adjacent areas, or at University Apartments sponsored activities. This is true when guests are there by the resident's explicit invitation and also when the guests are present simply with your acquiescence to their presence. Upon request, any guest is required to truthfully identify him/herself to any University staff member.

The cost of repairing any damage to University property caused by a guest of a resident will be charged to the resident.

Highway Signs

Possession of road signs is a violation of state law. Discovery of such signs will result in referral to the Office of University Housing and/or Student Life.

Litter

It is the resident's responsibility to dispose of trash in the dumpsters around the University Apartments complex. Residents who leave trash outside their apartment door or landings will be charged for each bag according to the following schedule:

First offense \$50.00/bag
Second offense \$100.00/bag

More than 2 offenses could result in removal from the Village Apartments.

Additionally, litter found around the dumpster will be searched for its origin and the owner will be fined.

Lost Keys

A lost key can result in a serious security problem for the residents of an apartment. For this reason, each time a student reports a lost key, the University changes the lock and makes new keys for the residents of the apartment. The student is charged for the replacement of the apartment key. This charge covers the cost of the core, labor, and new keys. The charge must be paid to the Business Office before the service will be provided. The fee is non-refundable. Students losing front door keys will be charged for the replacement key. This fee is also non-refundable.

Loitering

Loitering in or around the Village apartments or parking lots is not permitted. Students should enjoy living in the Village, but loitering causes noise and trash problems.

Residents who loiter will be fined \$50.00 for each incident. After three incidents the resident will be removed from the apartments.

Moving Furniture

Furniture and door mats placed in lounges and public areas are for the use of all residents. Moving furniture from lounges to individual rooms deprives others of its use. In order to be fair to all, you are

asked not to move lounge furniture and doormats. There is a rental charge of \$50 per item, per day to any student who is found to have lounge furniture. Apartment furniture is not to be moved from one apartment to another or placed outside an apartment. All apartments are furnished and the furniture must remain in its designated location. Residents are responsible for missing furniture in their apartment.

Obscene Matter

Public display of "obscene matter" is prohibited anywhere on campus, including University apartments. The University reserves the right to remove from public view any signs or objects deemed offensive to others or prejudicial to the overall goals of the University. "Public display" and "public view" includes the outside of apartment doors, windows facing out, and bulletin boards.

Personal Belongings/Possessions

Southern Arkansas University assumes no responsibility for the protection of any student possessions. All losses are the responsibility of the student. Items left in an apartment when a student changes apartment or moves out of the complex will be stored for one week and the student will be notified. Property not claimed within one week will be disposed of with the University assuming no responsibility for this property.

Pets

Pets (except fish) are not permitted. Residents found having pets in the University apartments will be found in violation of their lease and will be evicted, with the exception of verified and approved service and therapy/emotional support animals. Health, damage, and nuisance factors affect other residents of the University apartments. Aquariums must be inspected and approved by the Resident Director or CA before installation to insure that they are leak proof and sound.

Students with disabilities requiring housing accommodations must complete the Housing Accommodations Verification Form, available online on the Housing website. To best serve our residents, this form must be filed with the Office of Disability Services, 216 Reynolds. After the approval process is completed, the Office of Disability Services will coordinate with University Housing to provide the appropriate accommodations. Building 6, at the University Village, and Harrod Hall serve as the housing locations all service and therapy/emotional support animals. All service and therapy/emotional support animal owners must follow the Service and Therapy/Emotion Support Animal Policy and complete the Service and Support Animal Procedure Acknowledgement and Information form, before receiving final approval.

To ensure the health of our residents, students with severe animal allergies should notify the Resident Director to request placement away from service and therapy/emotional support animal housing.

Pool

Residents are to use the pool during the posted hours. Residents are responsible for their guests. Residents who jump the pool fence will be fined \$50.00 each incident and charged for each piece of broken furniture found around the pool area.

Quiet Hours : 10 p.m. – 10 a.m. each day

At all times, reasonable quiet should be maintained. It is expected that residents and their guests will respect the rights of others by maintaining a reasonable limit on noise at all times. Any activity in your apartment that can be heard two doors from your apartment is considered noise.

At University Apartments, certain hours of the day have been designated "quiet" or "courtesy" hours. During these hours, noise must be kept to a minimum to allow residents to study and to sleep. Radios, TV's, stereos, and tape/CD players should be played in a way that will not disturb other residents.

Musical instruments should be played at a reasonable level in accordance with noise regulations.

Quiet hours also apply to the parking lots surrounding the Village and University Court complexes.

During final exam week, continuous quiet hours are enforced.

Violation of quiet hours will result in a \$50.00 fine for each person involved.

Recreation around apartments

Organized athletic activities should be conducted on the athletic fields to avoid disturbing residents and causing possible damage. Not playing baseball or catch around the apartments will curb accidental window breakage.

Repairs to Apartment

If during the course of the year, you find that your apartment needs some repairs, contact your resident director or CA and report the specific repairs that need to be made. If, after a week, the repairs are not completed, contact your resident director.

Room and Roommate Changes

The Resident Director and CA's are always available to help with roommate problems. If it is evident that you and your roommate(s) cannot live in peace and harmony, you should contact the Resident Director, who will assist you in securing an apartment change, if space permits.

It is required that you contact and get official permission from the resident director to complete the necessary room change forms before you move.

Safeguarding

One of the problems which occurs when large numbers of people live together is that of theft. It is wise not to keep large amounts of money or objects with great monetary or sentimental value in your room. Items which you do bring should be marked, and where possible, the serial numbers recorded. Always lock your apartment. In the event something is missing, contact the resident director and the University Police Department (ext. 4100) immediately.

Screen Removal

Window screens are not to be removed. This is necessary to keep insects out, keep windows cleaner, provide some security on lower floors, and prevent objects from going in and out of windows. Screens that are removed from room windows will be replaced by maintenance personnel and a \$20 charge will be assessed each room resident. Additional damage charges may also be assessed.

Smoking

Smoking and tobacco use are prohibited in any building on campus including the University Apartments. This includes the use of vapes and other forms of electronic smoking. The Arkansas Clean Air on Campus Act of 2009 requires SAU to go completely smoke-free effective August 1, 2010. This bans all smoking on campus – indoors and outdoors.

Smoke Detectors

All apartments are equipped with a smoke detector. Do not place any decorations or furniture near these devices as that impairs the operation of the unit. If you hear a smoke detector alarm, contact the Resident Director or your CA. Tampering with detector or battery will result in the following:

- | | | |
|----------------|---|--------------------------------|
| First Offense | - | Written warning |
| Second Offense | - | \$25 fine |
| Third Offense | - | Dismissal from the SAU housing |

Solicitation

Solicitors and salesmen of any kind are not permitted on University apartment grounds unless they have written permission from the Vice President for Student Affairs. Printed material may not be distributed under a student's door. This policy applies to all campus organizations, as well as, off-campus groups or individuals. This includes students selling sandwiches or any other commodity. Unauthorized solicitors should be reported to your resident director IMMEDIATELY!

Theft

You are encouraged to protect your belongings by locking your apartment when you are not present.

Tornados

The following guidelines are suggested for use in the event that tornado warnings are issued for Columbia County. Tornado warnings are issued when a tornado cloud has actually been seen; a tornado watch is ordered when weather conditions are such that a tornado could occur. The Columbia County Emergency Siren will sound a continual steady tone for three minutes when a tornado has been sighted. Warnings should be clarified by tuning the radio to KVMA or by contacting the switchboard or the local police department. Action should not be taken on the basis of unconfirmed rumors. The Rave early warning system and SAU outdoor warning system will alert residents that a tornado warning is in effect. Fire alarms will not be used under any circumstances to notify residents of tornado activity. In the event of alarm residents should leave their apartment and other areas with windows. Residents should take shelter in protected areas away from the exterior and upper floors of the building. Doors to apartments should be closed.

Suggested areas of shelter are interior hallways, basements, etc. Individuals should remain within the building. The Rave early warning system will notify you when the tornado warning has expired and all-clear is announced.

Students are highly encouraged to register for Rave on the SAU Police Department website.

Trash (*Also see litter*)

It is the resident's responsibility to dispose of trash in the dumpsters around the University Apartments' complex. Residents who leave trash outside their apartment door or landings will be charged for each bag according to the following schedule:

First offense \$50.00/bag

Second offense \$75.00/bag

Third offense \$100.00/bag

More than 3 offenses could result in removal from the Village Apartments

Fire Sprinklers

Fire sprinklers are located in each room of the apartments. These are for fire safety only. Illegal use will result in removal from the University Apartments.

Trespass

You may be charged with criminal trespass if you knowingly enter or remain unlawfully in or upon the premises of another, if instructed to leave by a student, any housing staff member, or University Police.

Vandalism

Students who vandalize property on University premises will face disciplinary action and will be charged the full cost of a repair and/or replacement.

Vending Machines

Students losing money in a complex vending machine may apply for a refund with the Business Office.

Waterbeds

Because of their extreme weight, waterbeds are not allowed in the apartments.

Weapons

Conduct which endangers the safety of the residential community is prohibited. Residents are not permitted to have weapons of any kind (including BB guns, air guns, pellet guns, paintball guns, explosives, dangerous chemical, metal knuckles, spring blade knife, or other dangerous weapons) on campus. It is unlawful and against policy to exhibit or display any weapon capable of producing bodily harm in a manner which intimidates another person or warrants alarm for safety of another person. Weapons may be stored free of charge with the University Police. "Look-alike" weapons (e.g. toy guns that look like real weapons) are also prohibited on campus. Possession of weapons will result in immediate expulsion from the apartment complex.

Code of Conduct and Student Responsibilities

The primary responsibility for student conduct rests with the individual student. The ultimate goal for the student conduct procedure in the residence halls and apartment complexes at SAU is to assist students in developing self-discipline. Each student will be treated as an individual, and formal disciplinary procedures are instituted only at such time that it becomes apparent that informal procedures are not producing desired change.

The University Apartment conduct concerns may be handled entirely at the village level by the resident director in conjunction with the director of housing or may be referred to the Office of Student Life, depending upon the classification of the conduct problem. The process, guidelines, and sanctions can be obtained in the University Housing Office, the Dean of Students' Office or from the resident director/apartments coordinator. In the event the problem is referred to the Office of Student Life, the process will follow those guidelines as set forth in the SAU Student Handbook.

The intent of any student conduct procedure is to encourage self-discipline and responsibility among residents, and the University Apartments is expected to provide both living and learning dimensions. To achieve an agreeable living environment and positive learning climate, responsible behavior by apartment residents is essential. Conduct regulations are established by several authorities, including: Board of Trustees, Office of Student Life guidelines, state and federal regulations, village government rules, and individual housing policies.

Students and staff in apartments share an obligation to insure that conduct is responsible. Students are expected individually and through their complex government to insure the health, safety, and social educational welfare of each resident and the reasonable protection of state property. The following Housing Code of Conduct and Responsibility has been developed.

A. Civil authority and laws are binding at all times. This includes, but is not limited to:

1. use, possession, or distribution of various psychedelic, hallucinogens, or euphoric drugs.
2. gambling for money or for property.
3. use, possession, or distribution of alcoholic beverages on the SAU campus.
4. theft.
5. tampering with, or misuse of fire alarm system, extinguishers, and evacuation procedure detection equipment.

B. Students in the University apartments must respect the property and personal safety rights of the University. (Students must thus expect to pay for damage above normal wear and tear.) In order to insure this, the following are not permitted:

1. firearms and ammunition.
2. use or unauthorized possession of firecrackers, or other explosives or dangerous chemicals.
3. waterbeds.
4. improper use or duplication of keys.

C. To guard against undue fire danger, the following will not be permitted:

1. use of appliances for the preparation of food outside the kitchen area.
2. use of flammable cleaning fluids.
3. storage of any flammable liquids in open or unsound containers.
4. remaining in the building when the fire alarm sounds.

5. any decorating which involves excessive use of non-fire resistant materials, use of open flames under hazardous circumstances, attachment of paper to light globes, or lights larger than miniature bulbs on Christmas trees.
6. incense and candle burning.

D. Village Apartments Government has authority and impact capabilities, which weigh heavily on the personal and group life of residents. Policies and procedures addressing conduct are to be advanced in concert with the Student Code. Government decisions must not only reflect the majority view, but also must protect the rights and concerns of individuals. Areas of conduct and responsibility covered by village government include those suggested below:

1. noise and disruptive conduct.
2. responsibility for providing programs and activities for meeting the needs and interests of the students.
3. University Apartments bulletin.
4. policies on posting and/or disagreeable unsightly adornment of property.

STUDENT CONDUCT PROCEDURES

Assigned Violations

Violations assigned in the Village or University Court Apartments that are serious (i.e. major) in nature are filed with the Office of Student Life and the Resident Director or Community Development Coordinator. Also, offenses involving groups, i.e. Greeks, athletic teams, etc, are reported to the Office of Student Life and/or the Resident Director. Violations that are minor in nature that occur in the apartments may be heard by the Resident Director, the Community Development Coordinator, and/or the Office of Student Life. Students may receive sanctions from both University Housing and the Office of Student Life.

Housing Student Conduct Procedure

Reporting- Alleged violations of University Housing or University policy are reported to any member of the University Housing staff. Any student, faculty, or staff may file a disciplinary incident report. These forms are available in the Office of University Housing, 218 Reynolds, or on the SAU Housing website. Upon review the case will be assigned to the resident director or Community Development Coordinator and/or the Office of Student Life.

Notice of Student Conduct Meeting – There shall be electronic notification of the student conduct meeting given to the accused. The notification shall be delivered to the student’s SAU email address. Failing to check student email does not constitute good cause for failure to comply with the notice. The notice will contain information about the alleged charges and time and place of the meeting.

Student Conduct Meeting Procedure

All University Housing student conduct meetings shall follow due process.

Notice of the student conduct meeting will be delivered to the student by email, prior to the meeting. The student and the complainant have to the right to:

- 1) Be present at the hearing. However, if the student fails to appear at the student conduct meeting after being properly notified, the meeting may be held in the student’s absence and a decision rendered accordingly, based on information presented.
- 2) Present evidence by witness or by signed written statement if a witness is unable to attend the student conduct meeting. It is the responsibility of the student to notify their witnesses of the date, time, and place of the meeting. If witnesses fail to appear, the meeting may be held in their absence.

- 3) Be informed of the student conduct meeting outcome. The student will receive an electronic statement of the student conduct decision through his or her SAU email account. This letter will also contain appeal procedure information.

Student conduct meetings are closed to the public.

Students who are also referred to the Office of Student Life for alleged University violations will need to refer to the Student Handbook for student conduct procedures. The Office of Student Life may be contacted for assistance at (870)235-4041 or 101 Reynolds.

Appeals

The Director of Housing serves as the chief review officer of the student conduct meeting decisions from the resident director or Community Development Coordinator. The Director of Housing reviews student conduct appeals.

A student found responsible for a housing violation may file an appeal with the Director of Housing. Appeals may be filed by using the link provided in the student conduct decision letter. An appeal may be submitted based on one or more of the following:

- 1) Denial of due process (i.e., failure to follow procedures);
- 2) Inadequate information to support decision; and/or
- 3) Sanction not in keeping with gravity of wrong-doing (i.e., too harsh)

If a conduct decision is appealed, the student conduct sanction does not go into effect until the appeal is completed, unless stipulated otherwise by the Director of Housing.

Student Conduct Sanctions

The Vice President of Student Affairs has the right to review all student conduct decisions and cases. Examples of student conduct sanctions for housing violations are, but not limited to, the following:

- 1) **Warning** – Notice, oral or written, that a specific behavior or a series of actions is unacceptable to the point that repetition would most likely result in more serious disciplinary action. Usually issued by a Community Assistant, Resident Director, or the Community Development Coordinator.
- 2) **Housing Probation** – The student's participation as a resident in the University's housing system is placed on a provisional basis.
- 3) **Removal from Housing (Residence Halls or University Apartments)** – The student's participation as a resident in the University's housing system is denied.
- 4) **Additional Sanctions** – In addition to the previously stated actions, any of the following may be included as a part of any action taken:
 - a. Reimbursement for damages or fines
 - b. Loss of privileges
 - c. Removal from elective or appointive office
 - d. Ineligibility for pledging or initiation
 - e. Periodic interviews with a Student Services staff member
 - f. Work, self-improvement, community service
 - g. Educational programming
- 5) **Parent Notification** – The University may notify, in writing, a parent or legal guardian of a student who is an entering freshman (initial two semesters) or students under 21 who are found in violations of alcohol and/or illegal drug policies.
- 6) **Disciplinary Fee** – Students who fail to complete any assigned sanction by University Housing will automatically be assigned a monetary fee or other additional sanctions.