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Bystander intervention is one of the biggest problems in terms of sexual assault.”

BEN BOWMAN *task force member*

ASUO FUNDS ASSAULT PREVENTION

The Sexual Assault Prevention Task Force is looking to emphasize its effectiveness in preventing sexual assault during the 2014-2015 school year. Now it has the financial support to do so from the ASUO and the university.

For the last two years, the Sexual Assault Prevention Task Force has been issuing reports on when and where sexual violence occurs on campus, as well as giving its recommendations to the ASUO as to what the best steps are to prevent sexual assault from happening.

Now its thoughts are getting turned into actions.

“This is a huge epidemic. We want to hit this at every angle possible,” ASUO President Sam Dotters-Katz said. The task force is a semi-autonomous unit under the ASUO executive. “Some of what we’re doing is preventive, but it’s also about empowering men to call people out to

stop these situations from happening.”

“Bystander intervention is one of the biggest problems in terms of sexual assault,” task force member Ben Bowman said during their presentation to the ASUO Senate. “It’s much easier to look the other way than to say something.”

The task force wants to reach out and train a minimum of 10 percent of the student body every year. The task force is also planning to add more emergency phone boxes in various parts of campus and adding more lighting throughout the community where students live instead of just on campus.

The primary goal for the task force is to raise student awareness. The committee wants to get student groups involved in a substantial way – specifically freshmen and Fraternity and Sorority Life.

“One plan is to have sororities pledge to not have any official functions with any fraternities who haven’t gone through any of the training module,” ASUO Senator and task force member Amy Jones said. “To start off, we want at least 25-50 percent of the members in the fraternity to have taken that model.”

The training module that Jones is referring to is a new module that will be similar to the Alcohol. edu training that freshman and transfer students

have to take.

Financial backing for the task force’s ambitions haven’t only been backed by the Program Finance Committee that allocates their funds – but the UO administration is also showing its support for the cause.

“The administration has been stepping up hugely on this,” Dotters-Katz said. “A lot of what we’re doing is the partnership with the administration, and they’ve footed a lot of the bill on what we’re trying to accomplish.”

According to Dotters-Katz, the administration is giving the task force roughly \$80,000. On top of the administration’s money, the ASUO approved for the Program Finance Committee to allocate nearly \$175,000 to the task force, which is \$38,000 more than the task force received last year, according to the final budgets for 2014-2015.

“This is a problem that no one is really good at solving,” Bowman said. “Every campus around the country is struggling with how to do this, but we think this package is going to put our campus on the map for dealing with these issues. We think there’s a tremendous amount of potential in this.”

BY CRAIG GARCIA, @CRAIGARCIA

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UO ATTRACTS SAUDI ARABIAN STUDENTS

THE AMERICAN ENGLISH INSTITUTE makes the University of Oregon a secure choice for many international students and their families.

As a Saudi Arabian student studying at the UO, Mohammed Al Ghamdi feels free to practice his religion.

"To be a Muslim student (at the UO), I feel the same as in Saudi Arabia," Al Ghamdi said. "No one asks me or bothers me about my religion."

Al Ghamdi says he chose to study here because – like many Saudis – his career field pressured him to learn English in America. But out of anywhere in the U.S., he chose Eugene because the environment is comfortable and accepting of his lifestyle and religion.

Like Al Ghamdi, many international students have chosen the UO for their studies. In the 2012-2013 school year, 1,319 Saudis were enrolled in UO's Intensive English Program as part of the American English Institute. That's exactly half of all IEP students. In coming years, the type of Saudi students who come to UO could soon be changing to a more graduate student concentrated demographic due to a shift in financial aid.

UO Director of International Student and Scholar Services Abe Schafermeyer offered several reasons why Eugene appeals to international students.

"The Pacific Northwest, a small college town ..." Schafermeyer said. "It feels safe and comfortable. It's not Los Angeles, it's not San Francisco – the cost of living is a little bit cheaper, so all of those combine to make this an attractive location."

Beyond location, other factors contribute to the rapid influx of Saudi Arabian students. Schafermeyer says for most Saudis to enter to a typical four year university in the U.S., they must fulfill English requirements through a language institution first. The vast majority of colleges in the U.S. don't have an in-house English institute, but UO does with the AEI program. This makes the UO a convenient way for international students to study in the U.S.

Schafermeyer said Saudis

have been coming to the U.S. in larger numbers after 9/11, when the Saudi government formed a scholarship for its students to study in the U.S. "(The scholarship) was a way that young people could exchange so we could break down some stereotypes," Schafermeyer said.

"It's a great thing for this campus to have this number of students from the Middle East," Schafermeyer said. "When Christian-Islam tensions are high in other places in the world, this is an important thing for a college to participate in."

But Schafermeyer has heard that this scholarship is beginning to phase out the undergraduate program and is switching to sponsoring graduate students. Following this shift, he expects to see modest growth in the number of Saudi graduate students at UO and a dip in the number of undergraduates. Having older students on campus tends to impact the campus community differently than undergrads do.

When Al Ghamdi moved to Eugene a few months ago he brought his wife with him, confident that the city would be a suitable place for a Muslim woman.

"You see this play out in a very distinct way on the University of Oregon campus," Schafermeyer said. "Graduate students means older students; older students in Saudi Arabia means married students ... That's why we start seeing more females come to study, more families with children."

In the coming years, Schafermeyer says the influx of married grad students like Al Ghamdi may impact several aspects of UO life – including housing near and on campus.

Rita Radostitz, director of strategic communications and marketing, says that the housing department works closely with the admissions office to make sure that they're meeting housing needs.

BY HANNAH GOLDEN @HANNAHGOLDENUO

UO AIMS TO IMPROVE ONLINE COURSES

As demand for online courses grows, the university is working to improve their quality.

Opinions on online degrees are becoming more esteemed as online education gains traction among accredited universities and students increasingly migrate to the web for courses.

A 2013 study by Babson Survey Research Group shows online enrollment at 7.1 million student, which accounts for 33 percent of total higher education enrollments. Many have questioned the value of an online degree, but the study shows that learning outcomes for online education has increased over the years. Of the 2,800 chief academic officers and leaders surveyed, 74.1 percent learning outcomes in online education as the same or superior to comparable face-to-face environments.

The University of Oregon has been slower than other universities in expanding its online education market. About 4,000 UO students took an online course between 2012-2013 in about 60 titles, according to Kassia Dellabough a Senior Program Manager from the UO's Office of Academic Extension. The UO also offers one fully online degree, a masters in Applied Information Management.

According to officials, the university is looking to ensure quality above quantity in the courses it offers online.

Associate Professor of Anthropology Josh Snodgrass is the chair of undergraduate council, a body that reports and reviews on the quality of general education at UO. It is currently developing guidelines for support and oversight of online courses.

"I frankly am kind of skeptical of all online degree programs. They are often, in other places, done poorly," Snodgrass, who believes online education is great in regards to accessibility, said. "There are examples out there that are done well but I think you have to be very careful and it's really hard to do right."

The undergraduate council

has helped to craft guidelines for online learning around three points: communication, academic dishonesty and quality of interaction. They hope these guidelines will help to standardize and elevate rigor for online courses at the UO.

The group is also working on possibly adding an extra piece for the course evaluation process which would require online instructors to go through a university level process instead of through their department, which is the current procedure.

Robert Voelker-Morris, an instructor for 11 years, understands the bad reputations online courses receive when students confuse convenience with ease. Voelker-Morris also serves as the teaching effectiveness program's educational technology specialists and helps faculty who want to transition into an online platform develop their program. He has redesigned his own courses throughout the years to improve the experience for his students by establishing a strong presence, interaction and feedback loops.

"I think online learning just, like any kind of learning, is not for anyone," Voelker-Morris said.

"The University of Oregon has been thoughtful in its approach to online education. It is likely that more online education opportunities will be offered in the future as it fits with curriculum and the teaching needs of the university," a statement from Doug Blandy at Academic Affairs said.

Blandy points out that a majority of courses use a form of online education to assist in-class and in-laboratory interaction with faculty and students." Some departments are more involved than others," Blandy said. "We are supporting efforts incrementally to focus on the quality of education over the delivery mechanism."

BY JENNIFER HERNANDEZ, @JENNHDEZ



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NEWS

SENATE REJECTS ACT TO AID VETERANS



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WE MAKE COLLEGE BETTER.

The Comprehensive Veterans Health and Benefits and Military Retirement Pay Restoration Act of 2014, an act which would have provided additional education and job-training benefits for veterans as well as improved health care, was rejected by senate in March.

The bill included Oregon Sen. Jeff Merkley's Spouses of Heroes Education Act, which would provide education benefits to spouses of soldiers who die in the line of service. The act would also amend the Post-9/11 G.I. Bill to expand the Fry Scholarship, which provides full in-state tuition and fees to children of those who died in the line of duty, to include spouses.

According to Merkley's office, the act would also help the Veterans Administration work on eliminating the backlog of claims for benefits as well as improving care.

Sean Hanson left the University of Oregon to join the army in 2003 and returned to his studies at Lane Community College with the help of the Post-9/11 G.I. Bill.

Hanson can collect the benefits of the bill for 36 months, which includes a monthly housing allowance based on zip code, which, according to Hanson varies from \$1,100 to \$1,200 per month. The benefits also include compensation for tuition and a book stipend, which is about \$150 per term.

"I wanted a way to pay for college," said Hanson, who spent four years in active service which ended in August 2008. Hanson served in Iraq for 15 months from June 2006 until September 2007. Once he was out of the reserves, Hanson decided that "now was the time" to return to his education. Claiming the benefits was a "fairly painless process."

"Sometimes I wish that everyone was a veteran," Hanson said. "I

appreciate the education more. I appreciate the opportunities. (The service) helped me nail down a work ethic."

Hanson could be receiving veteran's health care but opted out due to the shakiness of the program. "I don't feel comfortable," Hanson said, and cited the death of a veteran, Ray Velez, who died after going to the Roseburg VA hospital for a routine hernia surgery but suffered complications that went undetected.

"We had a really bad regional director for the VA who should have been fired or retired decades ago ... and the former director of the hospital, who was also bad news," said Congressman Peter DeFazio.

According to DeFazio and Merkley, the bill was rejected by the republicans.

"It was shot down in the senate by the republicans and they say their concern is they didn't like the way it was paid for," DeFazio said. "Supporting our veterans should not be a partisan issue. Our men and women in uniform have stood up for us, and we must stand up for them. Unfortunately, the republicans are putting politics over good policy for our veterans. Oregon's veterans deserve better," Oregon Sen. Jeff Merkley said in a press release.

The Veterans Services of Lane County serves approximately 35,000 veterans and dependents in Lane County. The organization provides applications for VA Health Care, VA Education Benefits and Surviving Spouse Benefits as well as filing for disability claims and obtention of military records.

BY JENNIFER FLECK, @JENNIFERFLECK



“CULTURAL COMPETENCY IS A RANGE OF THINGS...”

Liz Avalos (pictured) and Alivia Feliciano are fighting to make cultural competency training a requirement in the ASUO.

YASMIN LIBARRA, Oregon Student Association.

ASUO SENATORS PUSH FOR CULTURAL COMPETENCY

ASUO Senators Liz Avalos and Alivia Feliciano were publicly confused for one another at a February senate meeting. It wasn't the first time. The two Latina senators have served together on the ASUO Senate for the past two terms. According to Feliciano, the mix-ups started in October as comical, then became irritating and now upsetting.

“It's a testament to the culture we have in the senate that ignorance is bliss,” Feliciano said. “These are supposed to be some of the most informed people on campus.”

“This is the second term and people are still making these mistakes. It's like, how do you not know my face?” Avalos said.

In the upcoming spring elections, students will be voting on a cultural competency ballot measure proposed by Avalos at a February meeting and approved by constitution court.

“Everyone comes from different backgrounds, whether it's area of campus, area of the nation, area of the world,” Senator Helena Schlegel said. “I think it's important to at least be aware and at least have an understanding of these differences that you'll be in an environment with before taking office, rather than already being in these situations and not knowing how to

▲ FAST FACT

Cultural competence is the ability to effectively interact with people of different cultures and socio-economic backgrounds.

“

Culture changes and environments change. We just want this to be an awareness tool.”

LIZ AVALOS ASUO senator.

properly behave and act.”

The current ASUO rules regarding cultural competency do not require elected officials to go through cultural competency training before they take office – instead they could be in office for up to five months without cultural competency training.

“We know that cultural competency trainings don't make somebody completely culturally competent because it's an ongoing process,” Avalos said. “Culture changes and environments change. We just want this to be an awareness tool.”

Senators Avalos, Feliciano and Schlegel wrote the ballot measure the same day that it was proposed to the ASUO senate as a result of many cultural competency discussions.

“We were talking with Sam Dotters-Katz about the experiences that I've been having and the experiences that Alivia Feliciano has been having on senate,” Avalos said. “We keep getting mixed up a lot, which is not OK.”

Avalos hopes that the ballot measure will make cultural competency a priority for the ASUO. She thinks that the ballot measure will be well received because

it's simply changing the timeline – the requirements for cultural competency trainings are already in place.

There are many student groups on campus that can lead cultural competency trainings. Yasmin Ibarra, a student with the Oregon Student Association, led the last cultural competency training for ASUO staff members back in the fall.

“As a staff member, we receive training through the organization on cultural competency training to be culturally competent to work with the students on campus. In turn, we are able to give that information and trainings to students,” Ibarra said.

According to Ibarra, the trainings are largely dependent on what student leaders and groups want to know more about. The ASUO's fall cultural competency training was focused on race and ethnic identities, words about policies and issues and systems of oppression and privilege.

“Cultural competency is a range of things, it's not just a box that we check off,” Ibarra said. “The goals for this training was to have a common vocabulary when implementing cultural competency, being able to provide tools to assess the group and then being able to apply what you learn in those spaces.”

BY ALEX WALLACHY, @WALL2WALLACHY

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GOP YOUTH BACKS EQUALITY

As children, we are often taught to follow the lead of our elders. However, sometimes that doesn't happen. Sometimes the younger generation figures something out before the adults and makes history.

Such is the case for the millennial youth of the Republican Party. Although same-sex marriage and conservatives have had a tumultuous past, some youth of the GOP are working to change that relationship.

A recent study done by the Pew Research Center shows a drastic rise in the number of young conservatives who support same-sex marriage. The study showed that nearly 40 percent of young Republicans in the age group of 18-29 are in favor of same-sex marriage. This increase is significant compared to the study's findings in 2007-2008, which stated that nearly 70 percent of young Republicans in the same age group were against same-sex marriage, while 25 percent supported it. A 15 percent increase in support is an unquestionable sign that change is happening and will likely continue.

"The University of Oregon College Republicans has a diverse membership, which includes advocates for both sides of the issue (same-sex marriage)," said UO junior Caleb Huegel, who is both standing chairman of the University of Oregon College Republicans and of the Oregon Federation of College Republicans, the state level of the organization.

Joseph Lewis, a member of the campus group, says that this might be because young Republicans across the country are more focused on important economic issues like jobs rather than social issues.

"I attribute it (the increase in support) to a change in culture

within the party," Lewis said, a supporter of the legalization of same-sex marriage himself.

"A recent movement has been coming along – a libertarian movement within the party," Lewis said. "It's been trying to get back to our roots of being all about individual freedoms, and not having federal and state government reaching within someone's life. I believe that young people are starting to realize that government agencies are starting to overstep too much into peoples lives. They then attribute that to gay marriage and other social issues."

The idea that the federal government is overstepping its boundaries is important in this discussion. The 10th Amendment, for instance, is a reason for many young GOP members support of marriage equality. The amendment states that any powers not expressly delegated to the federal government in the Constitution are "reserved to the states respectively, or to the people."

This amendment can be interpreted as the right for Oregonians to choose same-sex marriage for their state, rather than rely on the federal government to pass measures allowing same-sex couples to get married. One look at past Supreme Court cases show that the Court has ruled numerous times in support of a constitutional right to have the freedom of choice when it comes to sexual or living partners, no matter whether the choice is heterosexual or homosexual.

The power is shifting away from those who oppose same-sex marriage as the youth of GOP push the party in a more libertarian direction.

BY CAMILLE LIEURANCE, @CLIEURANC



The fourth season of HBO's 'Game of Thrones' premieres next week at 9 p.m.

PREPARE FOR MORE BLOOD AND DRAGONS

This article contains spoilers to past seasons of "Game of Thrones."

Making a joke about winter having technically come and gone is almost too easy for the spring premiere of the fourth season of "Game of Thrones," which airs Sunday, April 6 at 9 p.m. Time to get your viewing group together because spring term Sundays are about to get a lot more epic.

It is difficult to avoid season four spoilers while Googling "Thrones," but judging by The Telegraph's review headline this season will be "the most brutal yet." It is not surprising, considering the season's official slogan is "All men must die" or "Valar morghulis" if you prefer High Valyrian. Brutality in "Thrones" is as expected as nudity in "GIRLS." Yet it's hard to imagine anything more graphic than the Red Wedding or even Jaime losing his hand.

In case you forgot what happened at the end of season three: the finale episode concludes with a shot of Daenerys surrounded by thousands of people proclaiming her as their mother, while her three almost fully grown dragons fly above her head. Arya makes her first kill. Jon Snow returns to Castle Black. Jaime Lannister is back in King's Landing. Tyrion and Sansa are married and not getting it on. Bran Stark is planning to go after the White Walkers. Yara decides to rescue Theon after receiving a disturbing package. And of course, there was the Red Wedding.

"I'm looking forward to seeing which of the many different plot lines finally start to come together," junior Brad Burke said.

According to Entertainment Weekly, "intensely serialized dramas

like 'Thrones' often steadily decline in the ratings, especially after the first or second season, since it becomes increasingly tough for new viewers to just dive-in mid-way." However, the number of "Thrones" viewers have only increased, which is impressive for an adult fantasy show on a premium network. These statistics most likely don't surprise fans who all cling to different aspects of the show.

"My favorite thing about the show is that there are absolutely no rules. I think what makes it so popular is that for a fantasy show it's more about the characters than the fantastical elements of the world," senior mathematics major Colby Adamson said. "People are intrigued because they can't predict the outcome."

"I like that none of the protagonists are morally untarnished – the line between 'good guys' and 'bad guys' is blurry in a way that keeps it interesting," associate psychology professor Sanjay Srivastava said. "Even the characters that I like the best are put into these impossible situations where they have to decide how to compromise themselves."

On top of earning high ratings, an official HBO mix tape called "Catch the Throne" was recently released, featuring beats made from samples from the show mixed with rap and singing. Lyrics include: "White walkers can never be trusted/ Exile across the sea/ I spit fire like Khaleesi" in "Win or Die" by Bodega Bamz. Whether or not you have time to binge on the show before Sunday, be sure to check out the mix tape.

BY SOPHIA JUNE, @SKITTLEJUNE

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The methodology behind the investigation

The 1,315 entry database was manually constructed by going through the Lane County Court records. Most cases were filings for eviction notices. The files of the 50 lawsuits were then pulled from county records.

The companies included in the review were chosen based on size and proximity to campus.



Eugene property management company Bell Real Estate, Inc. has litigation filed against it about seven times more than Von Klein Property Management, Property Management Concepts, Chinook Properties and Jennings Group Inc. on average.

An Emerald review of 1,315 court cases filed between Jan. 1, 2004 and Jan. 1, 2014 found that Bell Real Estate, Inc. had litigation filed against it 29 times, with the plaintiff recovering – receiving payment from the defendant – about 76 percent of the time.

When asked for a comment, Amanda Tuski, the general manager of Bell Real Estate said that she didn't understand why Bell Real Estate's numbers were different than the other four companies surveyed.

"Quite frankly, I don't know," Tuski said.

The review found that litigation was filed against Property Management Concepts four times, Von Klein Property Management three times, Jennings Group Inc. five times and Chinook Properties four times.

All of the suits brought on by tenants involved deposit disputes between tenants and property managers.

"I think the biggest misconception that creates frustration on the tenants' part is that we are making a profit on turnovers," Tuski said. "Bell Real Estate doesn't profit on maintenance."

Tuski explained that Bell Real Estate's contract with property owners dictates that licensed, bonded and insured contractors be used to do any work on residences. In total, up to seven different companies may be hired after a tenant moves out including a painter, a general cleaner, a window cleaner, a professional carpet cleaner, a handy-person for any general maintenance work and occasionally a landscaper.

Per Oregon law, property managers must itemize any costs charged against security deposits.

"All this work needs to be done and they need to return the property back to us as they received it," Tara Barron said, a principal broker and university specialist for Bell Real Estate.

Bell Real Estate, as well as Property Management Concepts, Von Klein Properties and Jennings Group all require the carpets to be professionally cleaned after move out. The companies give the tenant the option of hiring a truck-mounted cleaning company to do the work, or to have the property management companies hire a contractor and deduct the cost from the deposit.

Due to the volume of discounts they receive, generally it is cheaper for a property manager to hire a carpet professional, but if a tenant wishes to hire his or her own carpet cleaner they must turn in a receipt from the cleaner upon move-out.

"I always try and find vendors that will give me a discount based on volume," Tuski said. "Last year I had about 35 percent of tenants getting most of their deposits back."

The demographics of the companies included in the review vary significantly.

Property Management Concepts is the largest property management company of those reviewed – renting out about 3,500 bedrooms around campus and about 800 single-family homes in Lane County. According to owner and president Terry Shockley, students represent about 50 percent of the company's business.

BELL TOPS UNIVERSITY IN REAL ESTATE LITIGATION

Von Klein Properties rents out about 1,200 to 1,300 units, equating to about 2,200 total bedrooms. According to Von Klein, about 94 percent of its business is students.

Of the companies included in the review, the businesses of Bell Real Estate and Jennings Group most overlap with student housing comprising about one-fifth of business.

Jennings Group rents out about 400 single-family homes and 2,000 apartments. Jennings estimates that 15 to 20 percent of its business is with student renters. According to Darren Stone, a principal broker with Jennings Group, Jennings doesn't keep track of its total number of bedrooms.

Bell Real Estate rents out about 1,700 units in Lane County. Of these, the company has about 360 student properties – roughly 20 percent.

After multiple phone calls and emails, the owners of Chinook Properties couldn't be reached for comment.

Bell estimates that about 10 percent of its tenants dispute deposit refunds, while Jennings estimated that 5 percent of tenants disputed their deposits.

"Most of the time you sit and talk to somebody about it (and) they'll be able to see 'gee I guess it's not totally unreasonable,'" Stone said.

"A tenant has the ability to dispute it," Tuski said. "We try and explain why we charge what we charge."

Bell's policies and procedures align with the policies of all other companies included in the survey.

During the investigation of this story, the Emerald spoke with property managers, industry professionals, government officials and lawyers. It's unclear why litigation is filed against Bell Real Estate seven times as often as its competitors.

Elizabeth Tippet is an assistant professor at the law school who teaches courses on mediation – something that all small claims cases in Lane County are required to go through before a trial. Tippet explained in an email that statistically speaking, plaintiffs recover more frequently than defendants in small claims courts.

"A high volume of lawsuits does not necessarily mean that the landlord is violating the law more than others," Tippet said. "It is perhaps more accurately a measure of whether the landlord is nice to tenants when tenants complain and whether they try to work things out when problems arise. Small claims court is really about whether you made someone angry and much less about whether parties are engaging in lawful versus unlawful activity."

The City of Eugene Rental Housing Program administers and enforces the city's Rental Housing Code and receives complaints from tenants about housing. The code includes six areas of habitability, including structural integrity, plumbing, heating, weatherproofing, security and smoke detectors.

Pursuant to the complaint procedure "a complaint may be filed with the city only after

the tenant has sent written notice to the owner or property manager."

In a report which lists the total number of complaints received from July 2005 to January 2013, the department received 11 complaints from tenants of Bell Real Estate, five complaints from tenants of Von Klein Property Management, four complaints from tenants of Jennings Group, one complaint from a tenant of Property Management Concepts and one complaint from a tenant of Chinook Property Management.

"The rental housing code was a program created back in 2005. It's really to make sure that the rental properties are safe for the people using them," Laura Hammond said, the community outreach coordinator for Eugene's planning and development department.

Hammond explained that the report only indicates the number of complaints received, not the resolution of the issues.

"I think it varies pretty broadly," Hammond said. "Some of the issues we can help resolve just through mediation or just through helping people have a conversation with their landowners."

According to Bell Real Estate, the most common complaint involves mold or mildew.

"Mold is addressed through the weather proofing and plumbing standard," Hammond said.

The Eugene Housing Code text notes that while mold may be a symptom of faulty plumbing, it is not necessarily indicative of a fault of the property managers. Tenants are responsible to keep proper ventilation running in wet areas of the residence – the bathroom, for example – in order to prevent the natural growth of mold.

"If the mold is a result of weather-proofing issues or plumbing problems, then they could address it," Hammond said.

For Tuski, the number of complaints in the report is frustrating.

"I take it very personally," she said. "I work really hard to try and make everybody happy. People look at these numbers and how can that be taken accurately if someone is not taking accountability for their part."

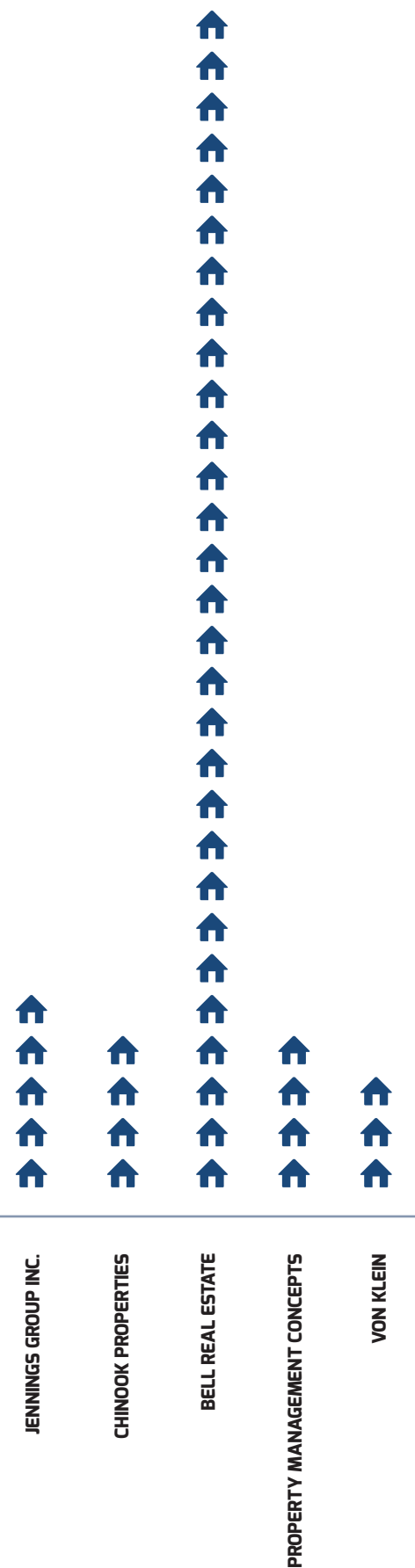
Stone says that the key is to strike a balance between tenant satisfaction and business acumen.

"If you're aggressively pursuing every penny you can, there's a price you pay with your tenant relations and rental stability," Stone said. "Our philosophy is that our relationship and reputation with our tenants is as important as our relationship and reputation with our clients."

Tuski started at Bell as a receptionist and worked her way up before eventually marrying Brian Tuski, the company's owner. The two have since separated, but for her it's a family business.

"This is very personal to me; my children may or may not run this company," Tuski said. "We work very very hard trying to improve every year."

NUMBER OF SUITS FILED FROM JAN. 1, 2004 TO JAN. 1, 2014



Samantha Matsumoto, Troy Brynerson, Alex Cremer contributed to this report.

BY ALANDO BALLANTYNE, @ALANDO46

Review of Yoshi's NEW ISLAND

In his Nintendo 3DS debut, Yoshi packs many of the same tricks he did nearly 20 years ago – he can gobble up enemies and turn them into eggs (for shooting, of course), morph into vehicles at certain junctures and, as his plumber friend before him, hop on enemies to defeat them. Just as Mario in the New Super Mario Bros. series, Yoshi has a couple of jumbo powerups this time around.

The first of these is merely an egg that's four times the dinosaur's size. At certain points in the game, a giant Shy Guy will pop out of a pipe and require a bit of effort to turn into an egg. This projectile can knock over certain walls, uncovering collectibles and secret paths. The second new powerup is the giant metal egg, which functions much like its non-metallic brethren, but with the added bonus of allowing Yoshi to walk underwater.

"Yoshi's New Island" greatly benefits from the hardware it's running on. The game looks gorgeous. It's the perfect mix of 2D crayon art backgrounds and 3D character models. Online screen grabs and video don't do the game justice – there's nothing quite like traversing this updated Yoshi's Island.

But that doesn't mean the game isn't without its flaws. The vehicle sections exclusively use the 3DS's gyro controls, which aren't ideal for navigating meticulously through, say an underwater tunnel as a Yoshi submarine.

The standard controls also feel a bit more sluggish than they did in the SNES game. Whereas Yoshi could practically turn on a dime and unload an egg instantaneously in his first solo adventure, it

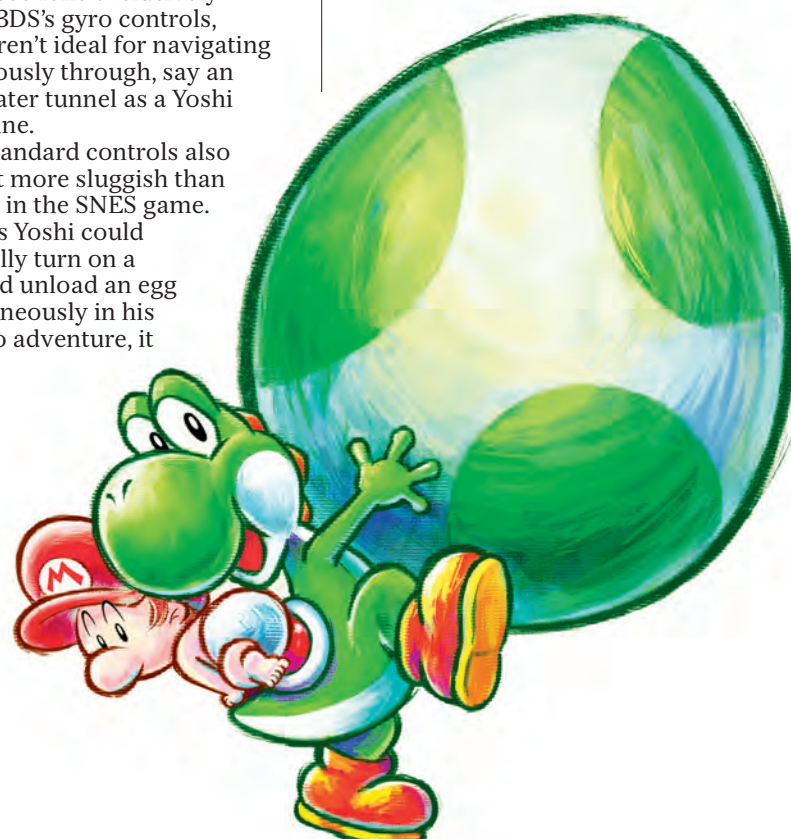
takes the dinosaur a bit longer to complete these actions. The platforming, fortunately, doesn't suffer too much from this mechanic.

"Yoshi's New Island" is, at times, a punishingly difficult platformer. There are segments where movements need to be so precise that a single misstep has Baby Mario wailing uncontrollably as you chase after him, tripping over hazards and repeatedly hurting yourself all the while. The game ranks right up there with contemporary platformers like the Donkey Kong Country Returns series and latter challenges of the Super Mario 3D games.

It's unfortunate, then, that music in "Yoshi's New Island" doesn't quite fit with the ruthless sentiment the game world conveys. Much of the tunes are a riff on the original overworld theme, which is a tad on the cheery side. Even this game's version of the athletic theme doesn't do much to instill a sense of urgency in the player.

Nit-picky complaints aside, "Yoshi's New Island" is well worth the \$39.99 price tag that it commands both at retail and on Nintendo's eShop.

BY EDER CAMPUZANO, @EDERCAMPUZANO



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SONGS TO BRING IN SPRING

Spring is a season of life, renewal and rebirth. It's also a season of debauchery, kicking off with the most infamous of all college breaks and leading into a mad and lusty season where animals and college students alike scramble around looking for mates. Here are nine songs that capture both of these aspects of springtime.

🎵 **PAUL WESTERBERG AND JOAN JETT – "LET'S DO IT."** Recorded for the underrated '90s cult film "Tank Girl," this is a great version of Cole Porter's ode to spring horniness by two icons who have built entire careers on channeling their hormonal urges into heavy guitar rock.

🎵 **THE KINGSMEN – "LOUIE LOUIE."** Could you have a spring playlist without "Louie Louie," the ultimate college party song of all time? I'm all but contractually obligated to slot this one in.

🎵 **THE BAMBI MOLESTERS – "WRONG TURN."** Despite their gleefully depraved name, The Bambi Molesters are actually a fairly G-rated, all-instrumental surf band from Croatia. "Wrong Turn" is a standout from their recent album "As The Dark Wave Swells," a more laid-back affair than their more intense early work but still a veritable wellspring of beach-party jams.

🎵 **REAL ESTATE – "KINDER BLUMEN."** Real Estate make beachy surf rock that is laid-back enough to be suitable for all seasons, but they seem to be more preoccupied with spring than their summery compatriots. The title of this gentle instrumental literally means "child flower," which could evoke spring rebirth or something much creepier depending on your mindset.

🎵 **WASHED OUT – "SOFT."** A truly all-purpose song, "Soft" is as suitable for parties as for bed-sit introversion, as suitable for blasting from the stereo of an open convertible as for sitting on a patio with a doobie in your hand.

🎵 **CURREN\$Y – "SKYBOURNE (FEAT. BIG K.R.I.T. & SMOKE DZA)."** Speaking of doobies, one of spring's most vaunted holidays among college students is 4/20. Though those festivities are still nearly a month off, spring break should offer potheads plenty of opportunity to spark up and who better to light up with than Curren\$y, one of the best stoner rappers since Snoop himself?

🎵 **CIBO MATTO – "FLOWERS."** Cibo Matto's Miho Hatori may not want a thousand flowers, but angiosperms are nonetheless bursting into bloom all across the Northern Hemisphere, and the genre-bending indie pop made by this '90s band brings to mind fields and fields of them.

🎵 **CHAIRLIFT – "FRIGID SPRING."** It's a bit of a springtime version of Don Henley's "The Boys Of Summer" in that it's at once an elegy for the season and a jam that deserves to be blasted during it. Though the lyrics are a bit melancholy, it's easy to sink your head back into the wash of guitars and lounge-y synths and relax.

🎵 **OF MONTREAL – "SPRINGTIME IS THE SEASON."** A whimsical quasi-showtune from indie rock's bawdy imp Kevin Barnes. While the sadsacks among us will likely find solace in its escapist themes ("your life might not be going good but spring helps you pretend" — amen), it's a jolly and silly song that should bring a smile to anyone's face.

BY DANIEL BROMFIELD, @BROMF3



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Oregon junior Johnathan Cabral runs down the fourth lane in the men's 110 meter hurdles competition. Cabral finished in first place with a final time of 13.77 seconds at Oregon Preview.

TRACK AND FIELD PREPARES FOR A SUCCESSFUL SEASON

When spring hits Eugene and the Oregon outdoor track and field season begins, a buzz can be felt around the city – it lives up to its nickname “Track Town USA.”

Historic Hayward Field has been the home to some of the best athletes in the world. This season looks like it will be no different with the Ducks possessing strong men and women's programs.

Several athletes headline the team and are looking to have a big year for Oregon, including freshman distance runner Edward Cheserek. The freshman put on a display at the indoor championship meet, winning both the 3,000 (8:11.59) and 5,000 meters (13:46.67). Cheserek also won the 2013 NCAA Cross Country Championships.

On the women's side, Phyllis Francis anchors the group. Last year as a junior, Francis was a three-event All-American at the NCAA championships and finished third in the 400 with a personal-best time of 50.86. Now as a senior she has already set the indoor record in the 400 with a time of 50.46.

The Ducks head into the outdoor season on the heels of a near perfect indoor season. Oregon sent a school-record 23 athletes to the NCAA Indoor championships, where the women were ranked No. 2 and the men were ranked No. 6. The women were also looking to win a fifth consecutive title, a feat that would tie the longest streak in NCAA history. Impressively, both the men and women were able to finish first, a feat that hasn't been done in the same meet since Arizona State did it in 2008.

Now as they approach

the outdoor season, Oregon will appreciate not having to constantly travel for all of its meets. Oregon doesn't have a venue to allow it to host indoor meets, meaning its season is marked by a large amount of traveling.

The first meet, the Oregon Preview, already took place. The Preview traditionally serves as a way for the team to showcase talented newcomers to the fans.

This year was no different as several young Oregon athletes set meet records. Freshman Christian Brennan set a meet record of 23.61 in the women's 200, the ninth fastest time in Oregon history. She also won the women's 400. Brittany Mann set her own meet record in the women's shot put, throwing for 16.27 meters. That throw by the redshirt freshman was the second longest in school history.

Even if you missed the Preview, there are many more opportunities to watch the Ducks compete at home this season with several notable meets headlining the schedule. The Pepsi Arizona Dual meet, Oregon Relays and the Oregon Twilight will all be held at Hayward Field. But of course, the best meet for fans to attend begins on June 11, when Eugene hosts the NCAA outdoor championships, which is sure to feature plenty of Duck athletes competing against the nation's elite.

All indicators point towards another championship level finish from both the men and women during the outdoor season.

BY CHRISTOPHER KEIZUR, @CHRISKEIZUR



Senior right-hand pitcher Darrell Hunter proposed to his girlfriend Jessica Sorenson at PK Park with the help of his teammates and family.

ROMANCE BLOOMS AT PK

Jessica Sorenson stood on home plate during an overcast day at PK Park, blindfolded. Her boyfriend, Oregon baseball reliever Darrell Hunter, stood by the pitcher's mound in front of all of his teammates. After her sister removed the blindfold, Sorenson saw the group of baseball players and the video board, which had a message: "Jessica Sorenson, will you marry me?"

Sorenson and Hunter met in front of home plate, where Hunter got down on one knee and proposed. Sorenson said yes, and the two embraced as Hunter's teammates showered the couple with applause, whistling and a collective "Woo!"

"Darrell started walking towards me, and I just broke down," Sorenson said.

Hunter isn't even the only Oregon pitcher that got engaged at PK Park this season. Sophomore Porter Clayton proposed to his now fiancée Erica Shenton on March 12 (exactly two months after Hunter popped the question). Hunter is getting married in about a week, while Clayton's wedding won't happen until this summer. Both pitchers face several challenges as they prepare for their weddings, but in some ways their engagements couldn't have come at a better time.

Clayton popped the question to Shenton, a basketball player for Western Wyoming Community College, when she visited Eugene for her spring break in March. On March 12, Clayton asked Shenton to go to dinner with him at Oregon Electric Station. She agreed, but before they left Clayton told her to bring her baseball mitt.

After dinner and dessert at Sweet Life; the two were driving back to Clayton's apartment when they saw a fully lit PK Park. Clayton asked Shenton if she wanted to play catch with him on the field. She was

tentative but agreed.

Shenton was on the pitcher's mound, mimicking Clayton's throwing mechanics as the two wrapped up. She threw the ball to Clayton, who tucked it in his pocket and pulled out another baseball. He tossed it to Shenton, who noticed a hole in the middle of it. Inside the ball sat a ring.

"If you've ever seen the inside of a baseball, it's like it was meant to be a ring box," Shenton said.

Clayton's proposal shocked Shenton, but she said yes.

"I didn't want anything big and flashy," Clayton said, "just something to surprise her."

Clayton's roommate, Oregon outfielder Steven Packard, and pitching coach Dean Stiles helped set that moment up, but Clayton's proposal wasn't nearly on the scale of Hunter's. Clayton also said his situation isn't nearly as difficult as Hunter's because he's not getting married during the season. The Ducks play Portland on April 9 mere hours before Hunter's wedding (his reception is on April 10).

"Luckily they don't have lights," Hunter said of Portland's ballpark. "So, if it goes into extra innings, it can't go too long."

Hunter said wedding preparation on top of baseball and graduate school can wear on him, but his mother, Velinda, and Sorenson have taken charge of the planning.

Clayton said it's relieving to know he's engaged and will get married this summer, and Stiles believes Hunter will feel similarly after the reception.

"It might make him more grounded," Stiles said. "He'll get into routines and it'll just be easier on him once it happens."

BY CHRISTOPHER KEIZUR, @CHRISKEIZUR



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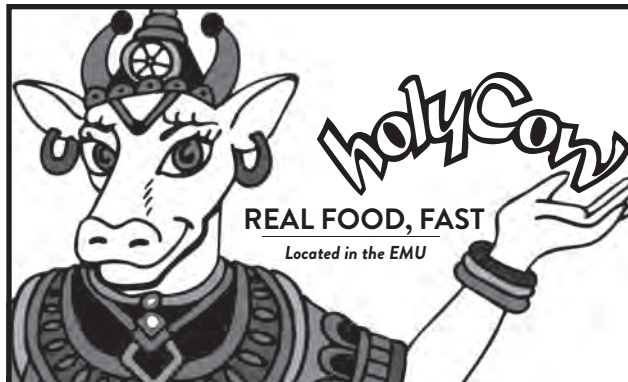
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3/31/14



HOROSCOPE by Holiday Mathis

ARIES (March 21-April 19). Your curiosity about another person becomes more pronounced. You'll wonder how this person prioritizes and spends the hours and what this person does for pleasure and duty. It will be better not to find out all at once.

Taurus (April 20-May 20). Rituals bond us. Consider whether a certain relationship that seems to be drifting along and possibly apart could use a ritual as an anchor. The best rituals come organically, but sometimes you have to create them.

GEMINI (May 21-June 21). Though you may wind up working alone, it will feel as though there is a gentle hand on your back pushing you along, holding you up or patting you with encouragement accordingly.

CANCER (June 22-July 22). You don't want to do what you ought to do. Being bored doesn't have to do with a lack of creativity. It's being duty bound to options that leaves you feeling uninspired. At this point, novelty is an actual need.

LEO (July 23-Aug. 22). There are people who will always be home to you no matter how far away you may be from them. They are part of the reason why you don't feel alone even when your mission is solo.

VIRGO (Aug. 23-Sept. 22). Asking yourself, "What do I do if something goes wrong here?" is not pessimistic; it is just another way of taking care of yourself. The fact that you have a Plan B will give you confidence.

LIBRA (Sept. 23-Oct. 23). Today's contest is like an Olympic event in that the margins will be extremely slim between the top winners and, say, seventh place. You can be No. 1 if you want it enough to push yourself.

SCORPIO (Oct. 24-Nov. 21). You'll be shopping for the right teacher to give you the skills you will need in a highly competitive environment. Forgo the flashy one for the practical one with the tried-and-true methods and tangible results.

SAGITTARIUS (Nov. 22-Dec. 21). You are genuinely committed to the greater good of the group. If the others are mature enough to set personal agendas aside, you really will make progress as a collective.

CAPRICORN (Dec. 22-Jan. 19). It's impossible to bring your full attention to what's unfolding in one relationship when several other people are vying for your attention. It will take some thought and planning to develop a precious tie.

AQUARIUS (Jan. 20-Feb. 18). You genuinely care about the success of another, and whether or not you act on or speak of your feelings, he or she will pick up on this. You're just waiting for the right moment to help, and it will come soon. Be patient.

PISCES (Feb. 19-March 20). When you have to influence a person who does not seem to want to budge, it's tempting to see this person as an adversary. But if you can see your prospect as a dear loved one instead, you'll have much better luck.

TODAY'S BIRTHDAY (March 31). You strive to keep a clear and harmonious field of interaction between you and all you love, work and play with. This will make your year great. Love deepens next month. You'll work as hard as you play in June and July. There's a change in family dynamics and much bonding in August.

Aquarius and Sagittarius people adore you. Your lucky numbers are: 4, 14, 48, 30 and 16.

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The New York Times Crossword

Edited by Will Shortz No. 0224

ACROSS

- 1 Knocked off
- 6 Parsley bit
- 11 German auto known by its manufacturer's initials
- 14 Online publication
- 15 Maine university town
- 16 Vote for
- 17 Isn't serious
- 19 Hosp. areas for lifesaving operations
- 20 Suffix with lemon or orange
- 21 Pick up the tab for someone
- 22 News item of passing concern?
- 23 Compete
- 24 Computer memory unit
- 27 Weapons depot
- 31 French girlfriend
- 32 Cheech's partner in 1970s-'80s movies
- 33 Writer _____ Rogers St. Johns

- 36 Lucy of "Charlie's Angels," 2000
- 39 Author who created the characters named by the starts of 17-, 24-, 49- and 61-Across
- 42 Ensign's org.
- 43 Spittin' _____
- 44 Actor MacLeod of old TV
- 45 Romantic outing
- 47 Having sides of different lengths, as a triangle
- 49 Maryland home of the Walter Reed medical center
- 53 Mrs., in Marseille
- 54 Newswoman Logan
- 55 Three-time A.L. batting champion Tony
- 57 Not bright
- 60 Smart _____ whip

- 61 Chemical compound in "poppers"
- 64 Nov. follower
- 65 Centuries-old object
- 66 Roof overhangs
- 67 Antlered animal
- 68 Justice Kagan
- 69 Considers

DOWN

- 1 _____ vu
- 2 Sport shirt brand
- 3 It holds back the water in Holland
- 4 Suffix with serpent
- 5 Place to lay an egg
- 6 Peeved
- 7 Like some televised tourneys
- 8 What a travel planner plans
- 9 Quaint lodging
- 10 The Almighty
- 11 1957 Everly Brothers hit with the repeated lyric "Hello loneliness"
- 12 Deserve
- 13 Trash
- 18 Kind of rug or code
- 22 Geisha's sash
- 23 "_____, vidi, vici"
- 25 Black-tie party
- 26 United, as corporations or labor unions
- 27 Rights org.
- 28 Greek R's
- 29 Film score
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PUZZLE BY ADAM G. PERL

- 34 _____ Hammarskjöld, former U.N. secretary general
- 35 Hurricane centers
- 37 "Put _____ writing!"
- 38 _____ Reader (alternative magazine)
- 40 Iowa State's home
- 41 Racer Yarborough
- 46 "I've got it!"
- 48 The year 906
- 49 Bit of grass
- 50 Artist's stand
- 51 Holmes's creator
- 52 Tuckered out
- 56 Ancient Peruvian
- 57 Action from a springboard
- 58 Thing
- 59 Pigsty
- 61 "What _____ the chances?"
- 62 Singer Tormé
- 63 "Norma _____"

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| A | L | C | H | E | M | I | S | T | S | B | A | S | E |
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| E | R | N | S | H | O | W | D | V | O | R | A | K | |
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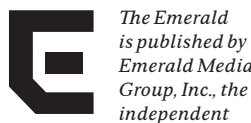
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ON THE COVER

This week's cover was created by Emerald design editor Kenneth Osborn. He and a team of 80 builders spent two weeks constructing all five buildings - about as long as it'll take for a new development to pop up in the West University Neighborhood.

HELLO my name is

INTERN

ABBY BEACH

Summer jobs versus internships: what to consider

As spring term starts up, it seems that summer is finally within reach. College students across the country are trying to get their summer plans in line, including everything from vacations to jobs.

A conflict that many students encounter is whether they should apply for paid jobs over the summer or pursue an internship. In a lot of cases, internships are unpaid. However there are plenty that provide wages. If you're lucky, an internship may offer college credit upon completion as well.

As "starving college students," earning money over the summer is essential for school year survival. Often students are torn between the desire to gain experience in their career field and the reality of their financial situations. Earning money over the summer is something that, for some people is not a question.

Internships can be the connections that get your foot in the door for your career later on down the road. A summer job can help with yearly expenses and tuition.

So what is better? Should students pursue internships or jobs over the summer? Well, it is different for every situation.

"Carefully consider your ultimate goals before accepting a position, paid or unpaid," Vice President of Ameriprise Financial Suzanna de

Baca said in a Huffington Post article. "A paid internship may be your goal but if jobs are few and far between in the industry you want to enter or if you're looking for a job at a specific company, an unpaid internship may be one of the best ways to network into the business."

There are many factors that come into play when weighing the situation. A large factor that one must consider is their financial situation. If you know you need to have an income over the summer to help with tuition or other expenses, then it would be best to consider either a paid job or a paid internship. An unpaid internship that counts toward college credit also has its financial benefits. When you think about it, the credits that one would earn could save them hundreds of dollars of tuition fees that they would have spent to earn those credits at their university.

"Internships can often provide excellent work experience in a field or with an organization that is hard to break in to," career counselor Karen Chopra said in a Washington Post article. "They can facilitate networking by exposing you to a new group of people, but only if you actually take advantage of the exposure to make connections."

The connections and networking opportunities that sometimes can come with an internship are

priceless.

"Sometimes students have to take on a part time job not related to their career while doing an unpaid internship," said Mandy Devereux, Associate Director at the UO Career Center. "We advise students to spend even a few hours a week volunteering for someone at an internship because you want to get the experience in the area you want to grow in. Sometimes you have to get creative."

When weighing your options, think about what is most beneficial to you in the long run. Whether that is contributing to tuition with the money you make at your summer job, or laying the groundwork for your future career path at an internship, do only what is best for your situation. Remember there are ways to pursue both, and the UO Career Center has many career specialists on hand to help students put together the pieces of their puzzle.

The Career Center's phone number is (541) 346-3235 or they may be contacted at career@uoregon.edu.

Abby Beach is a columnist for the Emerald.

ROAD TRIPPIN'

Emerald photographers ventured around the Northwest over spring break and captured a different perspective than the typical sun and beaches of spring.



*Top left: The sun sets over the San Francisco Bay in San Francisco, CA.
Top right: A man climbs a frozen waterfall in Maligne Canyon in Jasper, Alberta, Canada.
Bottom left: A mountain range in the Kootenay National Park in British Columbia, Canada.
Bottom right: A mountain goat rests along the shoulder of the Icefields Parkway in Alberta, Canada.*

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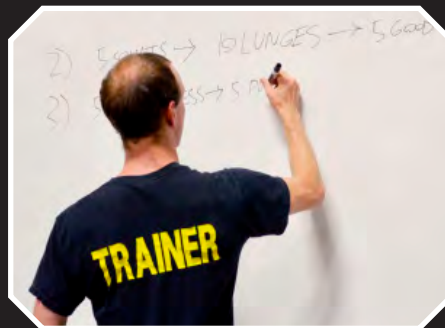
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