



UCC NEWS

FOR MEMBERS OF UNIVERSITY COTTAGE CLUB

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CHAIRMAN'S UPDATE

This newsletter was initially scheduled for circulation in early March, but we pulled it back as the COVID-19 crisis began accelerating in both pace and severity. It would have been inappropriate to be communicating about joyful undergraduate and alumni events in the face of a very sobering crisis unfolding rapidly and in such frightening scale. While the crisis continues to impact all of our lives in unprecedented fashion, we felt it was time to communicate with Cottage alumni, mainly in the spirit of fostering community among us, but also to provide you context on how Cottage reacted to the chaos around it.

Upon the announcement by Princeton University that it would be cancelling all on-campus activities, and amidst the confusion and bewilderment among the students (see piece herein by Jamie Denham '20 President) Cottage immediately implemented the following actions:

1. Closed the Clubhouse.
2. Assisted our staff with unemployment insurance applications (note: we are also prepared to cover the shortfalls for those that cannot attain such insurance).

3. Reimbursed Junior and Senior members 27.5% of their paid fees, of which 25% is the prorated allocation relative to days of cancelled services, and 2.5% is for "relocation and/or hardship expenses" that may be needed under these difficult circumstances. We also waived the sophomore social fees, and 27.5% of officers room fees. The Board unanimously approved these actions expeditiously and the rebates were executed within a week of such decision.
4. Postponed the All Member Dinner of April 28th at The University Club in NYC to the spring of 2021. Approximately 100 alumni had signed up and full refunds have been provided to them.

Our endowment has been hit hard by the recent stock/bond market correction, but hopefully over time it will recover as the markets stabilize. While a smaller endowment reduces our flexibility in dealing with projected capital expenditures, it should still provide the necessary liquidity to operate the Club and undertake near term necessary maintenance capital expenditures. We will obviously monitor this closely over the balance of the year and into 2021.

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"Where there are friends there are riches" – AMD 2016

CHAIRMAN'S UPDATE

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We recently completed a revised operating budget to reflect the loss of revenue due to the COVID-19 closure, and regretfully fiscal 2020 will be the largest operating loss in recent memory. Thankfully, it is not of a magnitude that would cripple our ability to “get back in business” if Princeton welcomes back its students in September. We are also assessing the potential budgetary impact of the University delaying its opening until January 2021.

Historically about 1/3 of our alumni contribute the annual “voluntary dues” of between \$50 and \$75, depending on age, which helps defray each year's operating loss. A meaningful increase in this year's participating rate would go a long way to reducing the negative financial impact resulting from the crisis.

These are trying times for all of us. Cottage responded well and will resume operations in the fall, assuming the COVID-19 threat dissipates by that time and Princeton University is back on its normal schedule. In the interim, we will utilize the lengthy down time to complete some minor repair projects as well as clean and sanitize the building and its contents. We are also discussing ways in which UCC alumni can interact with undergraduate members with respect to career planning issues possibly via our updated website (www.cottageclub.net).

The Board and the Club's staff remains mindful of the seriousness of the COVID-19 threat, and we will continue to adhere to all State of New Jersey, Princeton University and other relevant protocols to do our part in minimizing the impact of the pandemic. It is in times like these that we need to remind ourselves that Cottage has prevailed through numerous crises and challenges, stood the test of time for 134 years, and its fine legacy will carry on for many more.

AN UNDERGRADUATE'S PERSPECTIVE

“How lucky am I to have something that makes saying goodbye so hard” – A.A. Milne (Winnie-the-Pooh).

Three weeks ago, everything seemed normal. Spring was just around the corner. The volleyball net and corn hole sets were coming out of storage. We were out eating in the courtyard again. Our new sophomore members were starting to hang out around the club, and seniors were beginning to envision what their “Post Thesis Life” might look like.

Then, on March 11th, everything changed. In response to the growing threat of COVID-19, the University sent everyone home. Classes were moved online for the remainder of the semester, and students were given a few days to say

their good byes, pack up their belongings, and move out. Just like that, it was all over.

For seniors, this was especially painful, as the final semester in a time honored, memorable part of your Princeton career. It's a time at Princeton where you feel as though the weight and stresses of day-to-day life have been lifted. You've just turned in your thesis, you're only taking two classes, and most athletes have already finished their seasons. You can focus on spending the last few months on campus enjoying your final weeks of college with your friends. With Sunday Fundays, formals, senior night, the Waterbury Open, and several members-only nights on the horizon, there was a lot to look forward to this spring at UCC. Instead, within a matter of hours, we were forced to face an altogether different reality – it is over, time to say goodbye.

As a result, seniors spent the last few days cramming in many spring traditions. A-Capella groups held arch sings all over campus. Teams hosted their last locker-room parties. And eating clubs, including UCC, organized special senior dinners and brunches. Seniors were checking off as many “bucket list” items as they could: watching the sunrise from the Cottage balustrade, throwing a midnight DJ party in the Henry Courtyard, jumping into Lake Carnegie, setting off fireworks on Poe Field, sneaking into Baker Rink to skate at 2:00 A.M. Some even preemptively marched through the FitzRandolph Gate.

It was a chaotic mix of emotions. You saw friends cry who you thought you'd never see cry. Students from all walks of campus came together and bonded like never before. Nobody knew how to process what was going on; we were completely unable to come to terms with it. We all needed closure, but couldn't get it. It was really hard to say goodbye.

Obviously, there is nothing that can make up for missing the last few months of our final semester. But, if there's silver lining to all this, it's that we all realized how important our friendships are, how meaningful our Princeton experience has been, and how fortunate we are to be a part of such a special community at Cottage. Our time here may be over, and although we might not be sitting next to each other for meals every day, our friendships, and all the memories we made, will last a lifetime.

Jamie Denham – March 20th, 2020

CLUB GOVERNANCE

Listed on the opposite page are the members of the Graduate Board of Governors, which meets at least four times a year with additional periodic conference calls to address numerous issues including fund raising (as and when needed), the endowment's investment allocation

and performance, capital expenditures, the undergraduate code of conduct, alumni related events, the UCC website, and our relationships with Princeton University as well as other Clubs.

A special thanks go to several Governors who took on additional roles: Jason Dillow who replaced Steve Williams as Treasurer, Alex DaCosta, who became Secretary, Jessie Nagin Katz, who took on the task of updating the UCC website, Justin Vorwerk, who along with Dillow and DaCosta comprise the Glinka Scholarship Committee, which supervises the application and grant process for the Fund, and Conor Stransky who along with other Board members launched the very successful Younger Alumni receptions in New York City. I want to give a special shout out to one of the most generous and dedicated Board members, Gil Caffray, who as House Chair over the past 12 years, has supervised with immense attention to detail all the repair and remodeling work on our 114 year old clubhouse. Each year different members of the Board take on special assignments and I am pleased to say that over my 11 year tenure as Chairman, every Board member has participated without reservation, particularly during the Endure Campaign, when many of our current and former Board members played key roles in that very successful fund raising, including hosting numerous regional alumni receptions.

Another important element of our governance structure is the **Advisory Council**, whose members are listed below, which functions as a resource to the main Board, providing counsel on numerous matters, including the asset allocation of the 1886 Foundation, nominating procedures, fund raising, and our relationship with Princeton University.

John A. Mendelson '62
 Jim Blair '62
 O. Griffith Sexton '65
 William B. Sawch '76
 William M. Hardt, III '63
 Peter Williamson '60
 H. Kirk Unruh '70
 William H. Walton, III '74

It is this selfless teamwork that distinguishes the Cottage Board from our peers.

Operationally, our Club Manager Abby Gaynor, who is in her 16th year in this position, and her staff (including Chef Rick Guariglia – 32 years!) produce a high-quality food program that is considered among or the best on Prospect Avenue. Abby and her team also provide excellent stewardship and keep our beautiful clubhouse in wonderful condition. The Club's financial goal is to operate on a cash flow breakeven level each year, while maintaining a fee structure that is approximately at the midpoint of all the Clubs. We have achieved our operational

goals consistently for many years, although as mentioned earlier, the annual intake of voluntary Alumni dues does provide a valuable cushion in this regard.

The Club recently elected the following new '21 undergraduate officers:

Nick Cefalu, President
 Raneem Mohamed, VP
 Jack Roberts, Bicker Chair
 Mary Kate Neff, Social Chair
 Sam Clayman, Treasurer

They are taking over the responsibilities from the following outgoing officer group, who did an admirable job of overseeing many of the critical operational tasks over the past year including the events calendar, guest lists, security details, community service and officer elections. More importantly, they led the membership through a very successful February 2020 Bicker that brought in 85 new sophomore and six junior members, with a larger representation from students normally unaffiliated with recent Cottage sections, which has been a major objective of the Board over the past few years. In addition, there is a larger cohort of new members on financial aid for whom our Glinka Scholarship Fund may provide the means to afford membership at Cottage.

Jamie Denham, President
 Annika Kruse, VP
 Ilana Perkins, Bicker Chair
 Logan MacDonell, Social Chair
 Danny Hampton, Treasurer

Please join us in thanking this group for their effort, time, and dedicated service to Cottage and their fellow members. ■

*Carlos A Ferrer '76
 Chairman of the Board of Governors*

UCC BOARD MEMBERS 2020

Carlos A Ferrer '76 *Chairman*
 Jason Dillow '01 *Treasurer*
 Gil Caffray '77 *House Chair*
 Alex DaCosta '04 *Secretary*

Doug Boothe '86	Amy Emanuel Miller '90
Jerome Coleman '70	Robert Niehaus '77
Alexee Conroy '00	Robert Schmon '74
Jeff Drazan '80	Don Seitz '79
Jessica Nagin Katz '05	Conor Stransky '06
James Killerlane '91	Larry Studnický '79
Warren Lazarow '82	Casey Swezey '19
Dennis Love '78	Justin Vorwerk '81
Skip McGee '81	

UNDERGRADUATE PHOTO GALLERY



Time for dinner



Initiations



UCC'20



Toasting F. Scott Fitzgerald at Gatsby Night



Camp Cottage



Senior Cruise

TRIBUTE TO STEVE WILLIAMS '81

In the middle of 2019, our beloved Steve Williams '81, Treasurer of the Board, passed away. Steve was the helmsman of Cottage's finances for close to 20 years, a job that he took seriously, and executed with calm authority and a high level of professionalism. He took the challenge one step further, shepherding returns on the endowment that outperformed all the standard benchmarks.



But Steve was much more than Treasurer. He was selfless; dedicated to and passionate about the Club; respectful of its history; ever mindful of its mission; and above all, committed to maintaining its legacy as that rare gem amongst collegiate institutions across the US and overseas. He kept the Cottage endowment investment accounts in order. He brought champagne to the undergraduate officers every single year after they completed Bicker and Sign-ins. He listened well. To him, entitlement was tantamount to insolence, hard work a privilege, fairness the ultimate barometer, and mischief more than condoned. There are numerous undergraduates who saw Steve as a source of friendly advice and some as an extension of their family.

I cannot remember a time when I did not look forward to talking to Steve. Every conversation we had was a balance of seriousness and jocularly, often ending with a comical reference to Cottage muses who brought personality, enthusiasm and laughs into our lives. Steve was particularly fond of the Class '81 card game, which has been celebrated annually for over 35 years, thanks to Steve's leadership, and which roster includes many of his best pals, who were also among Cottage's more generous benefactors.

Anyone who has spent time around Steve would reaffirm his interest in what you were thinking and saying. And of course, his infectious smile was a constant, however dire the situation. That Williams' smile is featured prominently among the photographs at the Club today and is a glorious image that will endure in our memories forever. ■

Carlos A Ferrer '76

MATTY GLINKA SCHOLARSHIP FUND

The Cottage undergraduates, officers, alumni and Graduate Board continue to demonstrate dedicated leadership in our ongoing commitment to inclusion and diversity. We maintain the core belief that

no Princeton student should be discouraged from bickering and joining Cottage due to their financial circumstances.

Over 175 of our loyal alumni have contributed generously to the Matty Glinka Scholarship Fund, a pool of capital that is 100% dedicated to reducing or eliminating the financial burden of joining Cottage for students who are facing financial hardship.

After two successful years, the fund is entering its third year of issuing grants. The application process is strictly confidential, and we accept applications from sophomores, juniors and seniors. We would like all of Cottage's members, both current and prospective, to take comfort in knowing that there is a well-funded effort with a discreetly run process to "bridge the gap" for those in need. ■

CAPITAL IMPROVEMENTS UPDATE

Prior to the mandatory closure, the Clubhouse never looked better and was being fully utilized by the members. Damages recently have been minimal and most repair work is undertaken by Dave Nagy, our full-time Caretaker. Last summer a welded, seamed wall product was installed in the taproom to contain moisture, and it also improves the look of the room. The Roper porch was rebuilt, and a large sewer line in the basement was replaced. This summer the 2nd floor ladies' room is being completely renovated, including new plumbing fixtures, motion sensors for lighting and sinks, electric hand dryers and attractive, yet durable, finishes for the partitions, walls and floors. We are undertaking extensive repair work on the rear brick walkway and will rebuild the flagstone Fauntleroy stairs. Lastly, we will repaint the courtyard doors as part of our ongoing restorative process. ■



Mardi Gras Crawfish Dinner

EATING CLUBS STATUS

Today there are six selective and five open clubs. The popularity of all eating clubs within Princeton University student life remains high. The most recent Bicker/Sign-in process indicates a positive trend line in membership enrollment across all clubs. Of the 1,360 sophomores in the Class of 2020, 1,041 or 77% participated in the club admission process, and almost 100% of them joined an eating club. Those numbers are up from previous years. Furthermore 93% joined a club that was their first or second choice, and the largest increase in membership was at the open clubs, which marketed themselves more actively compared to prior years, particularly through the recruitment of “Group Sign-ins”. This was the first year of a pilot program, and 26 groups were formed, representing 175 students, or 17% of the sophomores. The new effort played an important role in creating a more open atmosphere and favorable dynamic from the perspective of those students and administrators that have historically been biased against the clubs.

The selective clubs’ membership remained about the same, but this was expected, as almost all their admitted sections were within their capacity limitations. The increase in club popularity and membership clearly benefitted by newly instituted financial aid resources and related policy initiatives by almost all clubs. One surprising side note to the process is that Charter’s newly admitted section was among the largest on the street and voted, along with their existing members, to convert to a bicker club next year.

Charter’s initiatives will be monitored carefully by other clubs, as it could set a precedent for proactive change that

can lead to improved financial sustainability. Currently there are a few clubs operating on thin budgets and insufficient endowments. Cottage would like nothing more than to see all eleven clubs prosper. As Princeton adds 500 students to its overall enrollment, maintaining the existing dining and socialization capacity of the street is an important component of student life, and in our view consistent with the objectives of the University. Cottage has been consistently supportive of the street taking the necessary steps to improve its diversity and its appeal within the undergraduate community, and this year’s results are encouraging in this regard. Hopefully this positive momentum carries on for the next couple of years. ■



Parent's Night Dinner



Elizabeth Prus Meyers '92 joins the undergraduates for a roundtable discussion

COTTAGE 1886 FOUNDATION

The Cottage 1886 Foundation, Inc., was established as a result of a unanimous Board decision in 1998 and received recognition of its tax-exempt status from the Internal Revenue Service in 1999. The Foundation is a 501 (c) (3) New Jersey Non-Profit Corporation, which can receive tax-deductible donations to fund the charitable activities of the entity. Specifically, it includes the purposes of funding “educational, restoration and preservation” activities.

From its inception the foundation has partially funded:

- Repair and restoration of the roof
- Installation of a fire suppression system throughout Clubhouse
- Replacement of service elevator to meet ADA requirements
- Renovation of the heating system
- Replacement and upgrading of the kitchen dumbwaiter
- Restoration of the balustrade
- Reconstruction of the kitchen exhaust system to meet code
- Connection of the Clubhouse to University Computer Network
- Expansion and installation of new ADA compliant bathrooms
- Electrical wiring upgrade requirements
- Cleaning and restoration of the façade
- Restorative painting of numerous interior rooms and entire exterior
- Repointing of chimneys and brick perimeter wall
- New hardwood flooring for Palmer Room
- Repair of the rear marble steps
- Renovations of the 1st and 2nd floor kitchen areas
- Grading, drainage and landscaping repairs to the front yard
- Upgrade of attic electric
- Rear stairwell repair and renovation
- Laundry room renovation
- Egress and safety upgrades
- CO2 detectors hardwire installation
- New kitchen buffet equipment
- Dumpster rebuild
- Roper Porch rebuild
- Tap Room landing renovation
- Ongoing restorative painting

TRIBUTE TO JIM CRAWFORD '57

Jim Crawford '57 was another Cottage icon who passed away in 2019. He was undergraduate President of the Club, joined the Board of Governors in 1962, served as Chairman of the Board from 1978-87, served on the Advisory Council from 1987-2011, and Chaired the Cottage 1886 Foundation from 2012 thru his death in 2019.



Jim loved Cottage, deeply, and was a consistent attendee at Board meetings for well over 40 years, looking quite dapper in his UCC tie. He loved digging into the numbers and making sure that every single dollar spent from the 1886 Foundation was fully compliant with the tax code, etc. The Club benefitted greatly from his financial diligence. He also enjoyed spending time with the younger members of the Board and sharing a meal or two with the undergraduate officers at Board meetings. The Club was blessed to have alumni like Jim Crawford watching its back and guarding its future. ■



DID YOU KNOW????

The University Cottage Club was listed on the New Jersey Register of Historic Places on September 14, 1999. On November 19, 1999 UCC was listed on the National Register of Historic Places based on the architectural structure of the building, high degree of historic integrity, and significant cultural contributions to the community. Join the UCC Docent, Camille Guerrero, for one of our public tours. The dates are listed on the UCC website www.cottageclub.net under “TOURS”. ■