

BRANDON GLEN

August 10, 1999

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Ms. Magalie Roman Salas
Secretary
Federal Communications Commission
455 12th Street, SW, TW-A325
Washington, D.C. 20554

RE: Promotion of Competitive Networks in Local Telecommunications Markets,
WT Docket no. 99-217; Implementation of the Local Competition Provisions
in the Telecommunications Act of 1996, CC Docket No. 96-98

Dear Ms. Salas:

In response to the FCC's Notice of Proposed Rulemaking released on July 7, 1999, regarding forced access to buildings we are enclosing six (6) copies of this letter, in addition to this original. Please use this letter as written notice that we are concerned that an action by the FCC regarding access to private property by large numbers of communications companies may inadvertently and adversely affect the conduct of our business and needlessly raise additional legal issues. The Commission's public notice raises a number of other issues that concern us.

Brandon Glen Apartments is a property that was developed as affordable housing, and is managed by Signature Management Corporation. Signature is a property management company that specializes in managing apartment complexes developed as affordable housing under programs such as HOME, Low Income Housing Tax Credit (LIHTC), and HUD 221d4. We currently own and manage 8 properties with a total of 1210 units.

First, we do not believe the FCC needs to act in this field because we are doing everything we can to satisfy our residents' demands for access to telecommunications. In addition, the FCC's request for comments raises the following issues of particular concern to us: "nondiscriminatory" access to private property; expansion of the scope of existing easements; location of the demarcation point; exclusive contracts; and expansion of the existing satellite dish or "ONTARD" rules to include non-video services.

FCC Action is Not Necessary: We are aware of the importance of telecommunications services to residents, and would not jeopardize our rental revenue stream by actions that would displease our residents. Our communities are small, and because they are rent and income restricted, the services provided by our management company is what sets us apart from the competition in our market. We compete against many other properties in our market, and we have a strong incentive to keep our properties up-to-date, by utilizing the latest technologies that are available, assuming they are cost effective.

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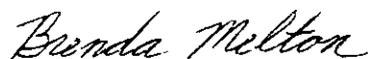
The logo for Signature Management Corporation features a stylized, cursive 'S' and 'M' intertwined. To the right of the letters, the word 'Signature' is written in a serif font, with 'MANAGEMENT CORPORATION' in a smaller, sans-serif font underneath.

Our biggest concerns are as follows:

1. **“Nondiscriminatory” Access:** We must have control over space occupied by providers, especially when there are multiple providers involved. We must have control over who enters a building because we face liability for damage to the building, leased premises, and facilities of other providers, and for personal injury to residents and visitors. We are also liable for safety code violations. Qualifications and reliability of providers are a real issue. What does “nondiscriminatory” mean? Contract terms vary because each contract is different. A new company without a track record poses greater risks than an established one.
2. **Scope of Easements:** If we had known governments would allow companies to piggy-back, we would have negotiated different terms on the front end of our contracts. Expanding rights now would be a taking.
3. **Demarcation Point:** Current demarcation point rules work fine because they offer flexibility – there is no need to change them.
4. **Exclusive Contracts:** Generally, exclusive contracts work well since they allow us to negotiate the best deal and pass along any savings or benefits to our residents. They benefit our management operations by allowing our staff to work with a single contact, so if a problem were to arise, a solution can be easily reached. Exclusive contracts also allow competitors a chance to establish a foothold in our area.
5. **Expansion of Satellite Dish Rules:** We are opposed to the existing rules because we do not believe Congress meant to interfere with our ability to manage our property. The current rules have had a negative effect at several of our communities. The placement of satellite dishes on balconies and patios has changed the aesthetics of our properties, and the placement of these dishes on upper level units creates new liability issues in each individual case. The FCC should not expand the rules to include data and other services.

We believe no further action on these key issues is needed. Thank you for your help in this matter, and for your attention to our concerns.

Sincerely,



Brenda Melton
Property Manager