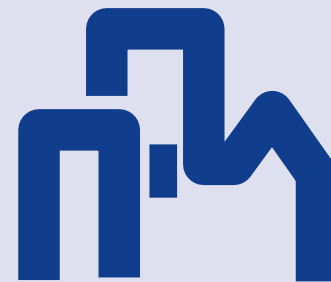


May 2009

Dayton BOMA

Building Owners & Managers Association



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From the President



Spring in Ohio is rarely dull - each day a new opportunity for sunshine and blue skies. Granted, some days are rainy but before we know it, the sun shines again. Similar to life and our current economic state, each day we hope for something good to happen; something to look forward to.

As a member of BOMA, I am reminded how fortunate we are to network with each other and together look ahead to sunny days and good times. So, as the grass turns green and the flowers bloom, let's all keep moving forward as we participate in Ohio Legislative Day and have some fun at our annual golf outing in July! See you at lunch.

Thank you so much.
Jim Houpt

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BOMA Writes Prescription for Maximizing Value in a Down Economy

Recognizing that it is more critical than ever for property professionals to stay on top of their game, BOMA has created "Rx-The Resource Exchange", a one-stop shop for everything you need to stay competitive. The new Web-based menu of resources lists numerous publications, interactive tools and education programming on everything from building operations and tenant relations to sustainability and budgeting. There are also extensive professional development resources to help you differentiate yourself in a tight market, including information on networking, sharpening skills and career building. Find your prescription for maximizing value in today's down economy at [www.boma.org/About BOMA/Rx](http://www.boma.org/About/BOMA/Rx).

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Educational News

In an effort to keep you informed of the many benefits BOMA International has to offer, we're providing you with the link to the BOMA International Education Calendar for 2009.

This calendar lists all their Webinars including their BEEP (BOMA Energy Efficiency Program) Series and SOS (Sustainable Operations Series) courses along with Foundations of Real Estate Management courses offered by other BOMA Locals.

<http://www.boma.org/TrainingAndEducation/upcomingeducation/Pages/default.aspx>

If there is a webinar you're interested in but missed, all are recorded and available for on-demand viewing. In addition, webinars prior to 2007 are available on CD in the BOMA Store, on the BOMA International website (www.boma.org).

Upcoming Speakers and Events

Just a reminder, our membership luncheons are on the second Tuesday of each month.

If anyone would like to recommend a future speaker or topic, please contact Nancy Ferrara at (937) 299-2662 or nancy.bae.boma@ameritech.net.

May - Pete Luongo, Former President/CEO of the Berry Company

June - Berkwood M. Farmer, Dean, Raj Soin College of Business, Wright State University

July - BOMA Golf Outing

Be sure to mark your calendar for this year's Legislative Day scheduled for Tuesday, May 19th at the Statehouse in Columbus. The event will begin at 7:30a.m. and conclude at approximately 9:30a.m. More details to follow soon.

"In golf as in life it is the follow through that makes the difference." Anonymous

Marguerite Krein, Turner Property Services Group, Inc.



Marguerite started in property management in 1975 when she worked for a company based in New York that managed 4 shopping centers in the Dayton area. She joined Danis Property Management in 1988 under the direction of Mr. Steve Turner. While the name of the company has changed over the years the core team remained the same. Marguerite and Mr. Steve Turner, the owner, President and CEO of Turner PSG, have worked together for over 21 years

She has successfully completed business and real estate classes at Sinclair Community College and Michigan State. Marge achieved the Real Property Administrator (RPA) designation in 1991 from the Building Owners and Managers Association (BOMA). She has an Ohio Real Estate License and is a member of the Dayton Area Board of Realtors. Ms. Krein was past President of Dayton BOMA from 1996-1997 and served on the Board of Ohio BOMA as well as the BOMA Regional Board and has served on numerous local BOMA committees.

Currently Marguerite is a member of Dayton Rotary and Class of 2009 Leadership Dayton. Dayton Rotary presented her an opportunity with the Dayton Public Schools to provide dictionaries and also participated in "Rotarians in the Classroom" which read books to elementary school children. She also worked on the committee that provided winter coats, hats and gloves to children in need. Through Dayton Rotary she lead the Honor Flight initiative to send 40 WWII veterans to Washington DC to see the recently completed and stunning memorial commissioned in their honor. Accompanying the veterans was the highlight of the project for her.

With her participation in The Class of 2009 Leadership Dayton she successfully collected non-perishable foods and monetary donations for the Foodbank, which provides local assistance to hungry families in the Miami Valley. As a team effort they turned in 4,533 lbs of food; which equates to \$10,425.00 and cash donations, which purchased \$16,085 worth of food. Marge has been married to Bill for 40 years and they reside in Kettering. She has two grown sons; Doug and Joe and one adorable dog name Molly. She is an active member of Ascension Parish and serves on several committees. In her spare time she enjoys walking with several local walking clubs and currently is working on walking each of the States.

Welcome New BOMA Member!

Mike Sako has been employed with TAC Americas for just over one year. TAC is a temperature controls company that specializes in energy management. Before taking his position with TAC, Mike worked for Pennsylvania Tool Sales and Service in Sharonville, as an outside sales representative, selling power tools, welding supplies and safety supplies to steel mills, power plants, foundries, and industrial contractors. Mike attended Miami University in Oxford, and majored in Marketing.

Originally from Cleveland, Mike moved to Cincinnati in 1997. He and his wife, Liz, have been married since 2000, and currently live in Lebanon. They have three boys, Max (7), Sam (4), and Jack (1 ½), who keep them extremely busy. Mike enjoys spending time with his family and friends, sports, and movies.

Don't forget to mark your calendar for the BOMA Annual Golf Outing to be held Monday, July 27th at Walnut Grove Country Club...9a.m. shotgun start.

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BOMA Receives 2009 ENERGY STAR® Sustained Excellence Award

The U.S. Environmental Protection Agency (EPA) has awarded BOMA International a 2009 ENERGY STAR® Sustained Excellence Award in recognition of BOMA's continued leadership in protecting the environment through energy efficiency. BOMA, first recognized with the Partner of the Year Award in 2007, is the only real estate association to receive this honor for three consecutive years.

BOMA will be honored for its long-term commitment to helping building owners and managers reduce energy use by promoting energy management practices through the BOMA Energy Efficiency Program (BEEP). To date, more than 14,000 commercial real estate professionals have participated in BEEP.

The 2009 Sustained Excellence Awards are given to a select group of organizations that have exhibited outstanding leadership year after year. These winners have reduced greenhouse gas emissions by setting and achieving aggressive goals, employing innovative approaches and showing others what can be achieved through energy efficiency. Award winners are selected from more than 12,000 organizations that participate in the ENERGY STAR program. Congratulations to all those who also received ENERGY STAR awards this year!

BOMA INTERNATIONAL HONORED WITH PRESTIGIOUS EPA CLIMATE PROTECTION AWARD

The U.S. Environmental Protection Agency (EPA) has recognized the Building Owners and Managers Association (BOMA) International with a 2009 Climate Protection Award in honor of BOMA's exceptional leadership, outstanding innovation, dedication and technical achievements in climate protection. Winners, which include individuals and organizations, are chosen on the basis of originality and public purpose; persuasive, moral or organizational leadership; global perspective and implication; and reduction of greenhouse gas emissions. This year's winners were honored at a ceremony at the Kennedy Center in Washington, D.C. on April 21st.

"We are honored to receive this prestigious award for our green initiatives," remarked BOMA International Chair and Chief Elected Officer Richard D. Purtell, portfolio manager, Grubb & Ellis Management Services, Inc. "We strive to provide solutions that benefit our members while also protecting the environment. This award is a testament to the fact that sustainability and profit go hand in hand."

BOMA was recognized for four initiatives: the BOMA Energy Efficiency Program (BEEP), the 7-Point Challenge, BOMA's Green Lease Guide, and the BOMA Energy Performance Contract (BEPC) model.

For more information on BOMA's sustainability initiatives, visit the [BOMA G.R.E.E.N.](#)

"Resolve never to quit, never to give up, no matter what the situation."

Jack Nicklaus

**"The most rewarding things you do in life are
often the ones that look like they cannot be done."**

Arnold Palmer

**Golf is so popular simply because it is the best game in the world
at which to be bad." A. A. Milne**

The Truth About Landfills

Solid municipal waste is an important environmental issue so let's talk trash. There are many misconceptions about landfills including their contents and what happens to those contents over time.

The University of Arizona performed an extensive study of landfill contents. The team selected 8 landfills in different areas of North America. They drilled for samples at various levels, or strata, of the landfills finding materials from as far back as the 1950s. They carefully cataloged the materials and analyzed the data over an 8 year period. The results were surprising. Here are just two myth busters that the scientists discovered:

What is in a landfill?

The largest landfill component by category was recyclable paper (newspapers, phone books, office papers, etc.), making up approximately 40% of the landfill contents. The next largest component was construction and demolition debris, making up approximately 20%. Many people assumed that fast-food packaging and baby diapers were clogging up the landfills, when in fact each of those categories amounted to less than 1% by weight.

What happens in a landfill?

Nothing biodegrades, not even food, in a modern sanitary landfill. Think of the landfill as a giant swimming pool that is sealed off in layers every few days. No air, water or sunlight gets inside that sealed storage container to interact with the materials and cause biodegradation. This is actually by design, to prevent harmful substances from leaking out into the surrounding ecosystem. (Some new product technologies claim degradation in a landfill, however landfill geologists believe those materials change form, not mass.)

With this information in mind, the best solution is simple: Reduce, Reuse and Recycle. By practicing the 3-Rs, we can minimize the amount of waste created by reducing, divert a portion of that waste from the landfills by recycling and reusing and ultimately lessen our impact on the environment.

BOMA Members Save on FedEx Shipping

If you are looking for reliable and cost-effective shipping, you can count on FedEx® to deliver. BOMA members can now save up to 27 percent on select FedEx shipping services and can also take advantage of additional savings on FedEx Freight® and FedEx National LTLSM services. There are no minimum costs or shipping requirements to take advantage of this great member benefit. For more information or to enroll in this program, visit FedEx Advantage and enter passcode G2QBJ5, or call 1-800-MEMBERS (1.800.636.2377, 8 am-6 pm EST, Monday-Friday).

Going GREEN

If you are anything like me in the real estate industry, especially Property Management, you are being inundated daily with the importance of going GREEN. I am sure you, as I, appreciate any tips or ideas. I recently discovered several programs through Montgomery County Solid Waste District that I would love to share with you:

- For those who are interested in starting a recycle program for their tenants, a representative from MCSW will come to your office and perform a waste assessment that will provide you with information to review with your janitorial contractor and waste hauler and in some cases will even work along with your waste hauler to initiate the program. If necessary the representative will also meet with your tenants to assess their waste and help to promote recycling efforts.

- A division of MCSW, also known as McMRF (Montgomery County Material Reuse Facility) collects and warehouses unwanted yet, usable materials from individuals and businesses for redistribution to local non-profit organizations at no cost. These can be unwanted materials that were left behind by previous occupants or construction crews such as:

- **Art and School Supplies** – all paper, scrap fabric, carpet, plastic, metal, binders, bags, boxes, videos, brushes, paint, glue, string, ribbon, wire rope foamcore, posterboard, picture frames.
- **Construction Materials** – nuts, bolts, nails, screws, lumber, paneling, wood scraps, windows, cabinets, doors, wire, pipe, tile, vinyl adhesives, handtools, paint rollers, electrical supplies, lighting, sinks, mirrors, cabinets
- **Office Materials and Furniture** – stationary, picture frames, file folders, labels, desks, shelves, art work, file cabinets, chairs, tables, desktop organizers, working electronics and office supplies
In some cases, McMRF will arrange to have these items picked up from your location and because they are a non-profit they will provide you with a receipt for donated items for tax purposes.

- MCSW will work as a “drop-off” center for recycling fluorescent light tubes through their supplier which saves a considerable amount of the fee (typically somewhere between \$.50-\$.60 per bulb).

- Two times per year, including upcoming dates of June 11-13th, MCSW will accept old appliances free of charge including refrigerators/freezers, dishwashers and hot water heaters.

I found this information helpful and was able to make a considerable donation to McMRF that will in-turn help local non-profits. Now, that's a good way to be green!

Leslie Schuller
CB Richard Ellis

Swine Flu

The U.S. Centers for Disease Control (CDC) has activated its Emergency Operations Center to coordinate an investigation into the significant infection of people in Mexico with swine influenza (or swine flu) and the 20 instances of the viral infection that have been documented in a handful of states in the U.S.

There are everyday actions people can take to stay healthy.

- Cover your nose and mouth with a tissue when you cough or sneeze. Throw the tissue in the trash after you use it.
- Wash your hands often with soap and water, especially after you cough or sneeze. Alcohol-based hands cleaners are also effective.
- Avoid touching your eyes, nose or mouth. Germs spread that way.
- Try to avoid close contact with sick people.
 - * Influenza is thought to spread mainly person-to-person through coughing or sneezing of infected people.
 - * If you get sick, CDC recommends that you stay home from work or school and limit contact with others to keep from infecting them.

For More Information

- The Centers for Disease Control and Prevention (CDC) has posted a webpage with information about avoiding and identifying the symptoms of Swine Flu. This website also lists press releases, travel notices, and the opportunity to sign up with the CDC to receive updates by email or Twitter. <http://www.cdc.gov/swineflu/>
- Swine Flu and You: Questions and Answers
- The U.S. government's official website for individuals and employers regarding flu outbreaks is <http://www.pandemicflu.gov/>. This website provides planning suggestions and checklists. This website will be showing a Webcast on Wednesday, April 29th at 2 p.m. ET. on the current swine flu situation. See the site for details.

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BOMA BENEFITS

As industry professionals, you must decide where to spend your most valuable resources: *time and money* and stay up-to-date with technological advances, legislative issues and market conditions. You also need information that is fast and reliable in order to stay competitive. Membership in BOMA's federated local associations and BOMA International can provide all of this and more when you take full advantage of the information and programs available to you.

LEGISLATIVE ADVANCES

BOMA International is the [premier real estate advocacy group](#) and serves as the government watchdog for national real estate industry issues. Members receive advance notice and information on legislation, regulation and codes through *Currents*, our monthly advocacy newsletter.

PEER INTERACTION

Networking opportunities are another key element of BOMA membership. Whether it is at a monthly luncheon or golf tournament hosted by one of our [local associations](#), or participating in the [Annual Conference](#) or [Winter Business Meeting](#), you will gain as much value from networking with your peers as from the structured programs.

ACCESS TO INFORMATION

Information is power and BOMA International understands how valuable our role is in keeping our members informed. Our research [publications](#), [seminars](#), and the designation programs offered by [BOMI Institute](#) are all designed to keep you informed.

[The BOMA Magazine](#), a source for up-to-the-minute news and information, *Currents* and our home page are just a sampling of the information resources available to you.

GLOBAL INVOLVEMENT

BOMA is an international organization with [affiliated organizations](#) currently in Australia, Brazil, Canada, Finland, Indonesia, Japan, Korea, Mexico, the Philippines, Russia, South Africa, United Kingdom and growing. As you and your organization move further into the global marketplace, you will find that BOMA is a valuable ally and resource.

MEMBER-ONLY DISCOUNTS

BOMA provides its members with discounts on [publications](#), [seminars](#) and other BOMA sponsored programs, such as savings on air express, international and ground shipping through [FedEx](#) (Members Only) and special reduced rates for employee testing services through Personnel Survey and Research Group (PSR).



Dick Purtell

Dayton BOMA was privileged to have Dick Purtell, Chair and CEO of BOMA International as speaker at our April membership luncheon. Mr. Purtell spoke on the value and benefits of being a BOMA member today. Please visit www.boma.org for the latest news updates, education opportunities, and featured benefits that BOMA International has to offer.

Did You Know?

- No word in the English language rhymes with month, orange, silver, or purple.
- "Dreamt" is the only English word that ends in the letters: mt.
- The average person falls asleep in seven minutes.
- "Stewardesses" is the longest word that is typed with only the left hand.
- The San Francisco Cable cars are the only mobile National Monuments.



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