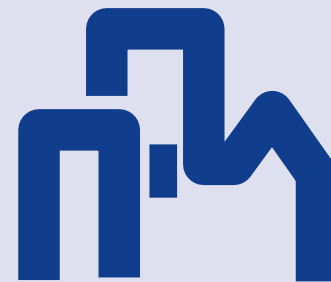


May 2012

Dayton BOMA

Building Owners & Managers Association



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From the President



Wow-- the first quarter of 2012 has seemingly flown by. I am glad to say that I have already witnessed a good amount of stretching as members

have started to become active in Dayton BOMA.

Recently, we held a meeting for our Associate members to discuss their special membership experiences. The Associates who attended this meeting were very enthusiastic about helping Property Managers by sponsoring educational opportunities and bringing new information to the membership.

As the topic turned to what Associate members need from their membership, their biggest request was for us to remember to include Associate members when we go out to bid on our spring and summer projects. It is to everyone's benefit when we reward those companies that actively support our industry by inviting our Associates to participate in our bidding process.

In the coming months, we will be working to publish an Associates directory, to help our members locate the services they need. And I encourage all of you to stretch and include new companies in our bidding process.

Tracy Ryan Edwards

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The ADA Standards have Changed... Is Your Building Compliant?

Is Your Building ADA Compliant? The long-awaited revisions to Title III of the ADA are out. BOMA's new Guide to the 2011 ADA Standards specifically addresses the next generation of accessibility rules and regulations with a section-by-section comparison of the 1991 guideline to the new requirements.

A follow-up to BOMA's groundbreaking ADA Compliance Checklist, the 2011 Guidebook helps property professionals understand and implement the revised Americans with Disabilities Act (ADA) design standards implementing Title III of the ADA, adopted by the U.S. Department of Justice in 2010.

The Guide to the 2010 ADA Standards includes updated requirements for accessible routes and a variety of building elements, including employee work spaces, restrooms, reach ranches, sales and service counters, stairways, telephones, special rooms and spaces, recreation facilities and much more.

After March 15, 2012, new construction and alterations are required to comply with the 2010 ADA Standards. Don't be taken by surprise. Act now to ensure you're ADA compliant

For questions regarding BOMA International products and publications please contact Customer Service at customerservice@boma.org. To order publications please contact our fulfillment center by e-mail or at 1-800-426-6292.

2012 Committee Chairs:

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sharon.rislund@mvg.com

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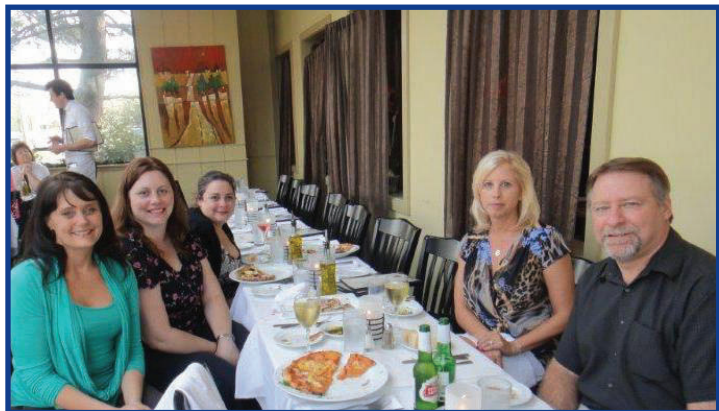
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Building Recognition & Awards
Tracy Ryan Edwards / 937-395-9560
Tracy.RyanEdwards@cassidyurley.com

After Hours Networking Event

A big THANK YOU goes out to Leslie Schuller and US Bank for sponsoring our March after hours event. All those who attended had a good time!

If you weren't able to join us in March, please be sure to mark your calendar for our next "After Hours Event" to be held on Thursday, May 24th at Milano's on SR741 in Miamisburg. Bill Mangus and Chuck Baker with Securitas Security will be our sponsor.



Member Highlight - Kirk Barrett



Kirk graduated from Virginia Tech with a degree in Engineering Science and Mechanics in a year too long ago to remember. During school he worked as a co-op at Wright Patterson AFB in the Flight Dynamics Lab and then after graduation as a full time flight and wind tunnel test engineer.

He then left Wright Pat to go into a family Manufacturers Rep business selling to the plumbing and heating

wholesale industry. He eventually took over the business in 1983 and continued operating it for 25 years. In 2008 he closed the company due to the failing economy and looked for other pursuits.

For a year he worked with a former customer, Carr Supply, selling plumbing and heating supplies to contractors in the SW Ohio market area. In January of 2011 he joined Vectren as their commercial conservation representative in the Ohio market area. When the residential representative left the company in December of 2011 he then took on the responsibilities of the residential incentives and rebates as well.

Kirk lives in Bellbrook, Ohio with his wife Kathy and is an active Lions Club member. They have three children, Marie, Angie and Rob all out of the home and living their own lives.

Upcoming Speakers and Events

Just a reminder, our membership luncheons are held 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 8th – Joseph Markling, Chair-Elect of BOMA International. Joe served three years as Chairman of the Board of BOMA /Greater Los Angeles. Prior to his terms as Chairman, he served on the Executive Board and led their Government Affairs Committee. Joe is currently a Board Member of the California Business Properties Association.

May 24th – BOMA "After Hours Event" at Milano's on SR 741. Bill Mangus and Chuck Baker with Securitas Security are sponsoring this event.

June 12th – TBD

July 23rd – Dayton BOMA Golf Outing to be held at Walnut Grove Country Club

August 14th – Mitch Blankenship with Chordal Consultants will join us to discuss the current ADA accessibility requirements.

September 11th – State Representative, Jim Butler will be joining us in September. Representative Butler is currently serving his first term as a member of the Ohio House of Representatives. He represents the 37th House District, which includes portions of Montgomery County.

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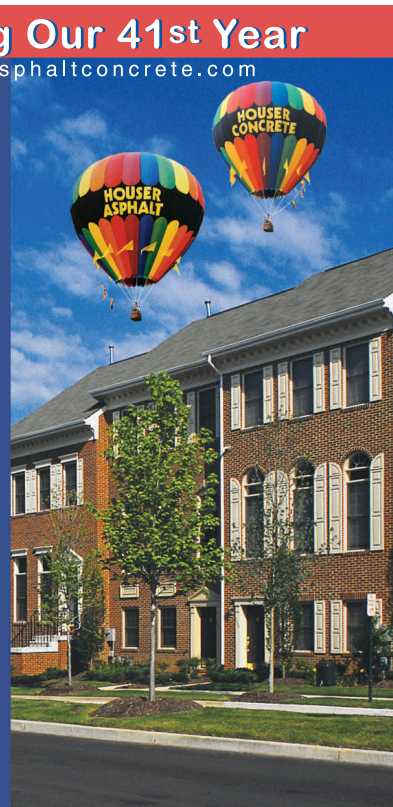
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Congratulations to Downtown Dayton Partnership Staff Member Julie Sullivan

The DDP's director of business development, Julie Sullivan, was named to the Dayton Business Journal's 40 Under 40 Class of 2012. This year's class was selected from the highest number of nominations in the 40 Under 40 awards' 15-year history. Julie will be honored at an event May 17th.

Since joining the DDP in 2009, Julie has greatly enhanced business development efforts by reaching more new and existing businesses. She's increased prospect participation with the DDP's site selection program by 300 percent. In addition, Julie serves on the City of Dayton's Downtown Priority Board and Business

Resource Connection, as well as on the regional BusinessFirst! program. She's a board member and the programming chair for the NAIOP Commercial Real Estate Development Association and member of the Dayton Building Owners and Managers Association, I70/75 Development Association and Dayton Area Board of Realtors.

"Julie exhibits a professionalism and leadership qualities that belie her age," said Sandy Gudorf, Downtown Dayton Partnership president. "She always puts in extra effort to meet the DDP's mission. For example, after seeing a need to educate commercial real estate agents, she developed a program of annual tours to highlight downtown office space. We are very proud of Julie for this most recent honor, she is very deserving."

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your head down is so you can't see him
laughing. ~Phyllis Diller***



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David Mulligan's Do-Over

In the late 1920's, four golfers played fairly regularly at St. Lambert Country Club near Montreal. One of them had an automobile and it was his job to drive to the course with the other members of the group. The route included driving over a bridge with cross ties, constructed that way to take care of horse-drawn wagons.

They would rush to the tee upon arrival, but the driver, shaken by crossing the bridge, usually hit a poor shot. Since he was the only one with an automobile, it was a common practice to allow him to hit a second tee shot. After all, they didn't want to lose their transportation. The golfer's name was David Mulligan, manager of the Windsor Hotel in Montreal, and the act of hitting a second shot off the 1st tee became known as a "hitting a Mulligan".

I have a tip that can take five strokes off anyone's golf game: it's called an eraser. ~Arnold Palmer

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Who Will Be Our Next Star?

Congratulations to our "Membership Star" winners, Jim Houpt with Merchants Security, Tony Pinto with Huber Management Corp. and Julie Sullivan with the Downtown Dayton Partnership. The BOMA Board of Directors acknowledged Jim at our February membership luncheon, Tony in March and Julie at our April membership luncheon.



Jim, Tony and Julie all received a certificate of appreciation and gift card for a cup of coffee at Starbucks. A special THANK YOU goes out to Becky Edgren and PuroClean Emergency Services for their starring role as our Membership Star sponsor for 2012!



Welcome New BOMA Member: Becky Edgren



Becky Edgren is the owner of PuroClean Emergency Services which is part of a national franchise specializing in emergency water, fire, mold and

biohazard clean up and restoration. Becky's company is family owned and operated.

They service residential and commercial customers in the Dayton, Springfield, and Cincinnati areas. Their response time is 24/7, 365 days a year and work with all insurance carriers.

PuroClean is one of the finalists in the BBB Eclipse Integrity Award this year, but we won't know who the winner is until May 8th.

Becky is married to Roy and they reside in Springboro. She has 3 daughters and several grandchildren. Her family loves spending time together at family outings. Roy and Becky enjoy boating and taking rides on Roy's Harley.



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They say golf is like life, but don't believe them. Golf is more complicated than that. ~Gardner Dickinson

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What's Up With Twitter?

- There are currently about 110 million users on Twitter.
- Twitter only had 8 employees in 2009. In 2011, they have over 400.
- Of all Twitter accounts, 72.5% were created in the first half of 2009.
- Dominated by the few: 5% of all Twitter accounts create 75% of all tweets.
- Because of a Twitter donation, The Library of Congress has access to all tweets on Twitter for research and preservation.
- On Twitter, there are more than 600 million searches done every single day.
- Everyday, Twitter gets more than 300,000 new users.
- The U.S. only accounts for about 40% of Twitter use.
- Twitter is accessed by more than 30% users via their mobile phone.
- Lady Gaga was the first Twitter account to reach 10 million.
- The death of Osama Bin Laden caused the most tweets to date.

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*These member ads help
support the production
of this newsletter as well as
Dayton BOMA*

BOMA and The Home Depot Announce National Rebate Program

BOMA International and The Home Depot, a BOMA International Leadership Circle Partner, are excited to announce a national rebate incentive program for BOMA members. Enroll in the program and receive a 2% annual rebate on all qualifying pre-tax purchases (a qualifying purchase is any pre-tax purchase on a registered account). There is no cost to enroll and no minimum purchase required. You can register any form of payment accepted by The Home Depot, including checking accounts, credit cards, debit cards and The Home Depot accounts. The first annual rebate period is March , 2012-February 28, 2013. You can enroll at any time; however, the sooner you enroll the sooner you start earning your rebates. Rebate payments are issued annually within 60 days of the end of the rebate period.

Enrollment is now open, and you must enroll to participate. Go to <http://cpr.homedepot.com/CPR> to sign up and start earning your rebates. Be sure to enter the program code BOMA when you register. View a customer registration and enrollment guide. Or for assistance, call 1-866-333-3551. Be sure to mention BOMA. Once you enroll, you'll be able to manage your account, add new accounts, add new users and check your account status. This program is for commercial accounts only. Enroll today, and start earning money on your company's Home Depot purchases!



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BOMA International earns fifth ENERGY STAR award for protecting the environment through energy efficiency

The U.S. Environmental Protection Agency (EPA) has awarded the Building Owners and Manager's Association (BOMA) International a 2012 ENERGY STAR Sustained Excellence Award in recognition of its continued leadership in protecting the environment through energy efficiency. BOMA's accomplishments will be recognized at an awards ceremony in Washington, D.C. on March 15, 2012, which marks the 20th anniversary of ENERGY STAR.

BOMA, first recognized with the Partner of the Year Award in 2007, is the only real estate association to receive this honor five times. BOMA will be honored for its long-term commitment to energy efficiency through a number of innovations and implementations, including:

- An expansion of BOMA's Market Transformation Energy Plan – also known as the 7-Point Challenge, which calls on BOMA members and the commercial real estate industry to reduce the use of natural resources, non-renewable energy sources and waste production. Since its introduction in 2007, the 7-Point Challenge has been widely embraced throughout the marketplace, with endorsements from more than 130 member companies and BOMA local associations, representing more than three billion sq. ft. of office space.
- The launch of the BOMA STARS initiative in January 2011 to promote the importance of benchmarking energy consumption in commercial buildings through EPA's Portfolio Manager and sharing that data with BOMA's Master Account. This effort highlighted the effectiveness of the voluntary marketplace in reducing energy consumption without costly new mandates. Since its launch, more than 2,000 buildings have benchmarked and shared their data with BOMA International, an increase of more than 50 percent.
- Significant energy consumption reductions of BOMA member buildings. Based on a sample set of 623 million square feet and an average building size of 250,000 square feet, almost 60 percent of properties that benchmarked and shared the data with BOMA have an ENERGY STAR rating of 75 or greater, this represents 70 percent of the total square footage of benchmarked buildings. Since baseline, BOMA buildings have shown greenhouse gas emission reductions equaling the carbon dioxide emissions from 171,272 passenger vehicles or from 2,031,364 barrels of oil consumed.

Across the U.S., top companies and organizations are leading the way toward a more energy-efficient future through participation in ENERGY STAR. Over the past 20 years, American families and businesses have saved nearly \$230 billion on utility bills and prevented greenhouse gas emissions equal to those from more than 350 million vehicles with help from ENERGY STAR.

"BOMA International values its partnership with ENERGY STAR to increase energy efficiency in commercial buildings, and we are honored to receive our fifth ENERGY STAR award," remarked BOMA International Chair Boyd R. Zoccola, executive vice president, Hokanson Companies Inc. "BOMA has a proven commitment to reducing energy consumption through a voluntary marketplace, and this award is a testament to the success of programs like the 7-Point Challenge and BOMA STARS. We also congratulate our member companies who have been honored with 2012 ENERGY STAR awards for their efforts."

The 2012 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. These awards recognize ongoing leadership across the ENERGY STAR program including energy-efficient products, services, new homes and buildings in the commercial, industrial and public sectors. Award winners are selected from about 20,000 organizations that participate in the ENERGY STAR program.

"As we celebrate the 20th anniversary of the ENERGY STAR program, EPA is proud to recognize BOMA International with the 2012 ENERGY STAR Sustained Excellence Award," said EPA Administrator Lisa P. Jackson. "BOMA and all our ENERGY STAR award winners are helping Americans find cost-effective ways to save energy in everything we do, which is good for our climate, our health, and our future."

About BOMA International

The Building Owners and Managers Association (BOMA) International is an international federation of more than 100 local associations and affiliated organizations. Founded in 1907, its 16,500-plus members own or manage more than nine billion square feet of commercial properties. BOMA International's mission is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information. On the Web at www.boma.org.

About ENERGY STAR

ENERGY STAR was introduced by the U.S. Environmental Protection Agency in 1992 as a voluntary market-based partnership to reduce greenhouse gas emissions through increased energy efficiency. Now celebrating its 20th anniversary, ENERGY STAR offers businesses and consumers energy-efficient solutions to save energy, money and help protect the environment for future generations. About 20,000 organizations are ENERGY STAR partners committed to improving the energy efficiency of products, homes, buildings and businesses. For more information about ENERGY STAR, visit www.energystar.gov or call toll-free 1-888-STAR-YES (1-888-782-7937).

"I am still determined to be cheerful and happy, in whatever situation I may be; for I have also learned from experience that the greater part of our happiness or misery depends upon our dispositions, and not upon our circumstances."
-- Martha Washington



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- **Join us in Seattle.** This year, the Every Building Conference & Expo is held in Seattle, Washington. Sophisticated and progressive, Seattle's vibrant CRE community is second among the U.S. markets predicted to be best for investment in office and retail properties, and is the ideal venue for commercial real estate's foremost professional event.
- **Benefit from the support of commercial real estate's leading association.** The Every Building Conference & Expo is presented by BOMA International and BUILDINGS. Whether you are a member of BOMA or not, you are welcome to take advantage of the many BOMA-fueled opportunities to learn about the issues that will impact your business. Make plans now to attend.

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Who is Artemis?

In Greek mythology, Artemis is known as the friend and protector of women in childbirth and the young. She is associated with a mythological forest, hence the saying, "no harm shall come to those who walk in the woods of Artemis." Artemis is known as a symbol of the safety and independence for women, and as a source of healing.

History of Artemis Center

In June 1985, Artemis Center for Alternatives to Domestic Violence was established as Artemis House. Founded by a small group of women, often working without pay, Artemis was to provide services beyond the traditional housing and safety offered by shelters.

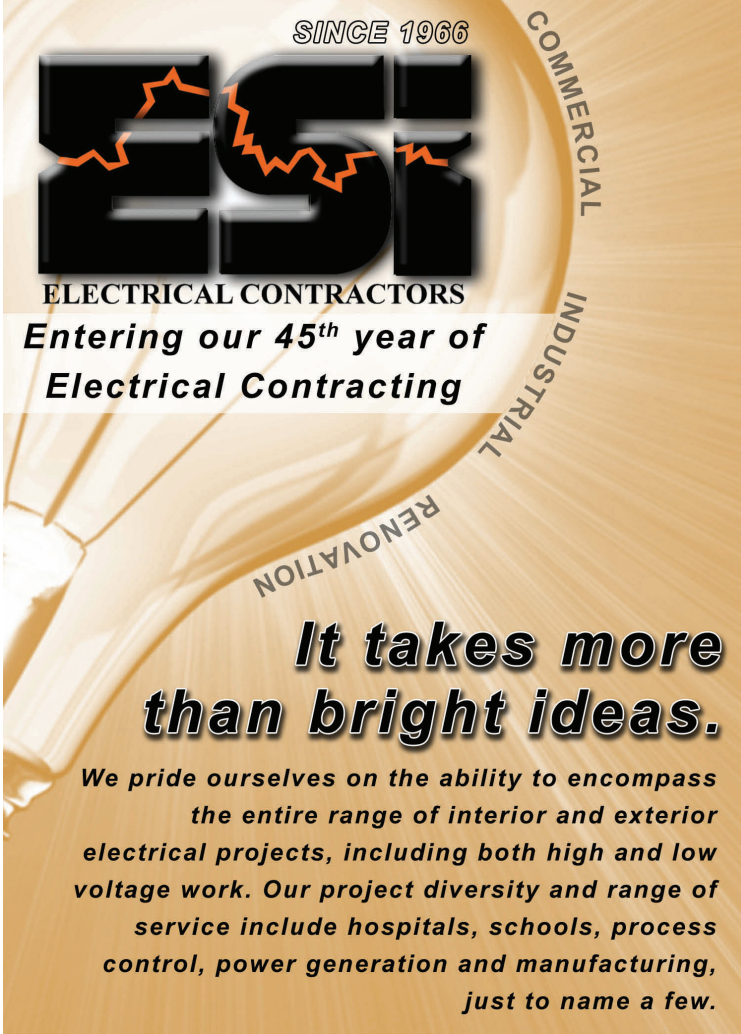
The founders saw that victims fleeing domestic violence, in addition to needing a safe place, also need help and guidance through the often confusing and sometimes intimidating legal system. They also need information about domestic violence, and how it affects the individual and children in a household. Because many victims of domestic violence are isolated, the agency provides referrals to other community services able to assist victims. By providing this information and support, Artemis empowers victims to make decisions and choices that will lead to safety for them and their children.

In addition to helping people in crisis, Artemis has become a community resource for creating a coordinated response to domestic violence. Because all systems must work together to protect victims and hold batterers accountable, Artemis and the YWCA joined together to form The Family Violence Collaborative in 1993. This Collaborative has brought together law enforcement, criminal justice, child protection and health care professionals to develop protocols of response.

One of these collaborative efforts, a project with Montgomery County Children Services, was highlighted in a book published by the National Council of Juvenile and Family Court Judges. The Council has deemed the collaboration with Artemis, the YWCA Shelter and Housing Network and Montgomery County Children Services, as well as the Artemis Children's Program to be among the best in the nation.

The project with Children Services is a model to help other communities develop similar programs. Artemis has made great strides in the community, helping more than 70,000 victims and their children since 1985.

***Don't forget to mark your
calendar for the Dayton BOMA
27th Annual Golf Outing to be
held on Monday, July 23rd at
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The 647-Yard Double-Eagle

Neither wind nor rain – nor typhoons – seem to be able to stop the appointed rounds of a golfer. Playing at the Guam Navy Golf Club on January 3, 1982, after a typhoon had just passed, Chief Petty Officer Kevin Murray had a 40-mph wind to deal with, and it certainly helped him on the 647-yard par-5. Hitting on a hard fairway with the wind at his back, his drive was later measured at 387 yards. Then Murray took a 4-iron, which hit about 20 yards short of the green, bounced, and rolled into the cup for the longest double-eagle ever recorded.



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