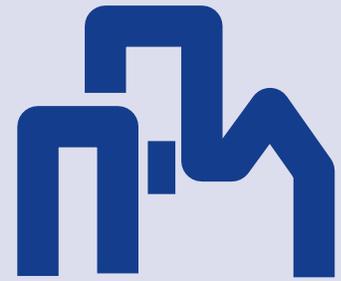


# Dayton BOMA

Building Owners & Managers Association



## BOMA Board Members::

- President** – Jim Houpt
- Vice President** – Beverly Campanaro
- Past President** – Karen Basista
- Treasurer** – Tony Newport
- Secretary** – Dave Wallace
- BAE** – Nancy Ferrara
- Principal Director** – Sharon Rislund
- Principal Director** – Verity Snyder
- Principal Director** – Tracy Ryan Edwards
- Assoc. Director** – Kelley Allison

## From the President



I hope everyone has been enjoying your summer, my how fast they go by. For those of you who do not know, I have three children under the age of eight and

I am thankful every day. For those of you who have children or grandchildren, you know what I am talking about. They remind us that the pool is fun, laughing and playing is important and oh yeah, there's more to life than the hustle and bustle. As technology advances more and more each day we can't even go fifteen minutes without email or text messages interrupting our very thoughts. As companies tighten budgets to succeed in rough economic times, jobs are consolidated making us busier than we have ever been. I would like to take a moment and remind all of you to take a deep breath and count your blessings. Remember what is important, and things will always work out for the best.

Having said all that, I would like to mention someone that I got to know quite a bit better since joining the board, Tony Newport. For those who do not see behind the scenes Tony was one of the most dedicated, hardest working people I ever met. He never had a bad word to say about anyone and was always willing to take time to help with a question or concern. As many of you may know only a few years ago Dayton BOMA was in financial trouble and we needed to look within the group to handle all of our day to day operations. One of the last pieces that needed

a jump start was the Treasurer's position. Not only did Tony step up and take on the challenge, he exceeded any and all expectations that we put on him. I want to wish him the very best as he moves on with his career and publicly thank him for his hard work and dedication. People like Tony make the world a better place.

As many of you know we had our annual golf outing last month and it was one of the most successful outings ever. The sponsors came through with flying colors and should all get a pat on the back, thank you sponsors. It was mentioned to me more than once and I quote "this is one of the most organized golf outings I have ever been to" and "this is the best outing I've been to this year." Live testimonials are the best reference and what nice words to hear. A special thanks to Nancy for all the extra effort she has provided and everyone on the committee. I should also mention once again, Walnut Grove was in perfect shape, at least before I tore it up.

So remember, enjoy the summer while it lasts. And let's all work smarter, not harder. See you at lunch!

Sincerely,

**Jim Houpt**  
 President  
 Merchants Security Service  
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 Dayton, Ohio 45410  
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 Fax: (937) 256-8385  
 Email: jhoupt@merchantssecurity.com

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## 2008 Committee Chairs:

**Membership**  
 Beverly Campanaro / 937-222-4669  
 beverly.campanaro@otis.com

**Government Affairs**  
 Karen Basista / 937-293-0900  
 karen.basista@mvg.com

**Newsletter**  
 Tracey Keith / 937-226-1500  
 tracey.keith@cbre.com

**Programming & Education**  
 Nancy Ferrara, Interim Chair /  
 937-299-2662  
 nancy.bae.boma@ameritech.net

**Community/Membership Interaction**  
 Nancy Ferrara, Interim Chair /  
 937-299-2662  
 nancy.bae.boma@ameritech.net

## Committee Chair Positions

We still have two committee chair positions open for Programming & Education and Community/Membership Interaction. Please contact Nancy Ferrara at (937) 299-2662 for more information or to volunteer.

# Upcoming Speakers and Events

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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](mailto:nancy.bae.boma@ameritech.net).

## Upcoming Speakers

**August** – Our speaker this month will be Bob Hausmann, President of Hausmann Homes. Bob will be talking with us about “Building Green and Why the Wave”.

**September** – Lunch at the Schuster Center with Dione Kennedy, President & CEO, Victoria Theatre Association speaking. A behind the scenes tour of the Schuster Center to

follow for those who want to attend.

**October** - Rick Perales, Director of Facilities, University of Dayton.

**November** - Chris Kershner, Vice President, Public Policy and Economic Development, Dayton Area Chamber of Commerce.

**December** - Holiday Program - details to follow soon.

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## 2009 Dues Update

For those of you planning your 2009 budgets, we are pleased to report that the Dayton BOMA Board of Directors has elected to keep our dues at the current levels. While our local chapter will be absorbing an increase in fees from BOMA International, we are working to keep our members dues at a reasonable rate, while still providing all the benefits of membership that you have come to expect from BOMA. We appreciate your membership!

---

## A NOTE OF APPRECIATION

It has always been a struggle to understand how *good* could be a part of GOODBYE. More times than not, saying goodbye doesn't make us feel good, it generally makes us sad. And sad we are to be losing a valued member of Dayton BOMA. As many of you are already aware, Tony Newport has taken a different direction with his career and left the Brickman organization.

In 2007, Tony took on the responsibility of Treasurer for Dayton BOMA. During his short time in that position, he has done a wonderful job managing our accounts, reporting our financial position and improving a number of processes and procedures. He has also been very gracious through the transition process including finalizing the results of our 2008 golf outing. As of August 31st, Tony will leave the office of Treasurer for Dayton BOMA.

Tony, we will always be grateful to you for your time and efforts - you will truly be missed. We wish you all the best. And instead of saying GOODBYE, we'll just say SEE YOU LATER...

## CONGRATULATIONS

*Dayton BOMA on receiving an award for the largest participation increase in 2007 in a local with less than 150 members.*



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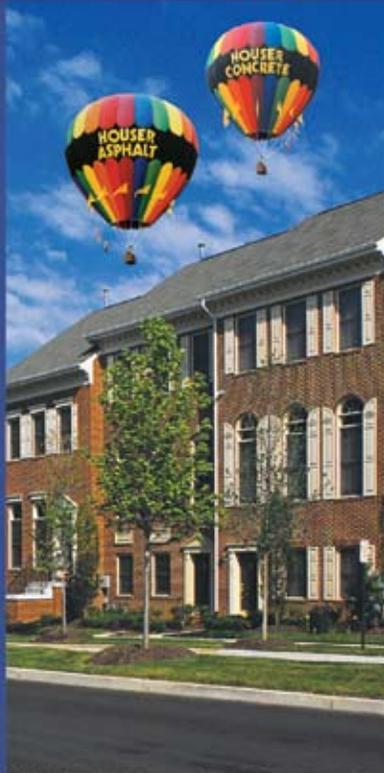
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# BOMA Golf Outing 2008

A good time was had by all! Dayton BOMA's 23rd Annual Golf Outing was held on Monday, July 21st at Walnut Grove Country Club. It was a beautiful summer day for our 17 teams as they competed for the coveted first place position.

## ***This year's winners include:***

### **First Place:**

Dave Wallace  
Bob Luppino  
Tom Lambe  
Cliff Brooks

### **Second Place:**

Kevin Sturm  
Pat Gillman  
Bob Linkman  
Roger Mikesell

### **Closest to the Pin - Women's**

Sue Zickefoose

### **Closest to the Pin - Men's**

Ed Thompson

### **Longest Drive - Women's**

Cheryl Dean

### **Longest Drive - Men's**

Bill Kizer

*Special thanks to all of this year's sponsors.  
We greatly appreciate your support!*

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Solid Blend Technologies provided hot dogs and brats along with refreshments on the 9th hole.

And we can't forget to thank all of those wonderful volunteers who helped make this year's event such a success.

Barb Saville, Debra-Kuempel  
Beverly Campanaro, Otis Elevator  
Greg Davis, Brickman Group  
Jane Curtis, Miller-Valentine Group  
Jeremy Greth, Solid Blend Technologies  
Kari Wedemeyer, Otis Elevator  
Marguerite Krein, Turner Property Services Group  
Phil Hurst, Everybody's Workplace Solutions  
Sharon Rislund, Miller-Valentine Group  
Tracey Keith, CB Richard Ellis



Finally, a very special thank you to Nancy Ferrara and the Golf Outing Committee for all of your time and dedication in organizing this event.



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## Member Spotlight: Tracy Ryan Edwards



Tracy Ryan Edwards relocated from California to join Colliers Turley Martin Tucker as a Property Manager in January 2007. Tracy currently manages a mixed portfolio of office, industrial, and retail buildings in the Greater Dayton area. As a member of BOMA, she has been able to network with both principal and associate members to learn more about the local property management community.

Prior to joining CTMT, Tracy worked for ProLogis as a Property Manager in the highly competitive Inland Empire (California) market and was responsible for over 6 million square feet of industrial/warehouse space. Tracy's professional experience also includes spending five years with CB Richard Ellis as a Senior Facility Manager for Washington Mutual Bank. Her assignment with CBRE/WaMu included oversight of campus, office, and retail space, and provided her with the opportunity to work in Seattle and Chicago before returning to Los Angeles.

Tracy was raised in the small mountain community of Portola, California (approximately 50 miles north of Lake Tahoe), and completed her undergraduate degree at California State University Fullerton. She got her start in property management by spending nine years managing multi-family housing in California. After spending a significant amount of time with one property, Tracy opted to make a life change and relocated to Washington state to work as a property manager for a clinical research facility, which included caring for two historical landmark buildings.

Tracy is married to her husband of two years, Tim, and is mother to an awesome third grader, Maggie. In her spare time, Tracy enjoys scrapbooking and other crafting activities. To contact Tracy Ryan Edwards, please email [tedwards@ctmt.com](mailto:tedwards@ctmt.com) or call directly at (937) 424-2455.

## Heating & AC Maintenance for your Home

The best way to avoid problems with your home comfort equipment is to prevent those problems before they occur. The most effective approach is to schedule regular professional maintenance. There is no substitute for a well-trained, professional technician when it comes to servicing HVAC equipment, but there are several quick and easy maintenance tasks, which do not require any specialty tools or instruments, that your average home owner can do to prevent serious problems from arising.

*Here are some tips that you can follow to prevent problems from affecting your HVAC equipment:*

The first step to always remember whenever you're dealing with any type of electrical equipment, air conditioners, furnaces, and natural or propane gas is to disconnect all electrical power and gas to the unit being maintained. This is to ensure safety when handling the equipment. Inspect all wire connections and plug harness connections to verify that all connections are secure. Any loose or shorted connection must be addressed immediately by a professional technician.

The next and simplest step you can take to keep your HVAC equipment operating at its optimum performance level is to check the air filter every month. Usually filters are good for a year, but some need to be replaced or cleaned three or four times a year, as dirty filters can cause excessive strain on the equipment.

You also need to make sure that the supply registers for the system are open so that air flow isn't restricted. Using a vacuum cleaner with a soft-brush attachment you can remove dust and dirt from the indoor coil. If you find an excessive amount of dirt or rust, your system may not operate properly or at peak efficiency.

All high-efficiency furnaces and central air systems have some type of drain trap and drain hose. A blockage in the furnace or A/C drain system is one of the more common causes of poor heating and cooling performance. Be sure the drain line from the indoor coil or evaporator is clear and that there are no kinks in the hose. If possible, remove and clean the drain trap and blow out all drain lines. Household bleach can be poured through the drain lines to kill bacteria that can grow into slime and restrict condensate flow. Condensate pan tablets or pads can be placed in the evaporator to prevent mold from growing in the pan.

The outdoor unit must be kept in a flat, level location so that moisture drains properly out of the unit. If water or ice collects beneath or around the unit, arrange for it to be drained away from the equipment.

It's recommended that 8-10 inches of clearance are allowed around any outdoor units. Remove all grass, leaves and shrubs that fall within a ten inch perimeter. Then inspect the intake and exhaust pipes to be sure trees and bushes have not grown over them. If possible remove the air intake and exhaust pipe from the unit and check for leaves or other things that may have gotten into these pipes.

In addition to the routine maintenance you perform, your home comfort system should be inspected at least once a year by a properly trained service technician to obtain maximum system efficiency. Knowing how the system is supposed to function may keep you from having to make a service call next time there is a problem.



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