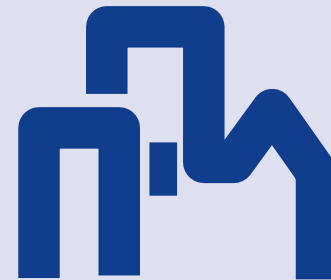


May 2008

Dayton BOMA

Building Owners & Managers Association



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From the President



Well it's finally here. We've been waiting months for this moment to arrive. No it's not the

BOMA golf outing but it is the next best thing. You guessed it, spring has arrived. Warm sunshine, cool breezes and pretty flowers blooming all around town. When I think about spring, I think about new opportunities, a chance to open a new chapter in my life. I hope all of you will join me as BOMA moves forward with new opportunities. I want to thank everyone who has contributed over the last few years as Dayton BOMA moves towards

a very strong organization. We have so many positives to think about and it warms my spirit to work with such a great group of people. If you are not currently on the board or involved in a committee, please contact myself or Nancy so we can get you involved. Enjoy the sunshine!

Sincerely,

Jim Houpt

President
Merchants Security Service
2015 Wayne Avenue
Dayton, Ohio 45410
Phone: (937) 256-9373
Fax: (937) 256-8385
Email: jhoupt@merchantssecurity.com

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Community/Membership Interaction
Nancy Ferrara, Interim Chair /
937-299-2662
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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.

www.boma.org

Monthly Membership Meetings

We hope you've all been enjoying the monthly membership meetings and presentations so far this year. Just a reminder, our meetings 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.

Event Summary

February – the meeting was cancelled due to bad weather. The scheduled speaker was to be Steve Stanley from the Montgomery County Transportation Improvement District with an update on the Austin Road Interchange project. This speaker was rescheduled for the April luncheon.

March – Theresa Busher, Public Affairs Specialist for the Social Security Administration discussed the future of social security benefits and explained how different factors can affect your eligibility down the road. To find out more information, you can contact them at 800-772-1213 Monday through Friday from 7:00 a.m. until 7:00 p.m. or visit them on the web at www.socialsecurity.gov.

April - Steve Stanley from Montgomery County Transportation Improvement District provided an update on the Austin Road Interchange project. The project consists of three phases: 1) Austin Interchange 2) Improve Byers Road 3) Austin Pike improvements. They estimate completion for the entire project in seven years at an overall cost of \$49 million. For more

information, please visit the ODOT's website at www.dot.state.oh.us/dist7/Projects/Projects.

Upcoming Guest Speakers for May include:

May - Randall B. Parker, the Vice Director of the 88th Air Base Wing, Aeronautical Systems Center (ASC), Air Force Material Command (AFMC), Wright-Patterson Air Force Base, Ohio. The wing is an AFMC organization with the mission of providing support / services to the largest and by any measure the most diverse and organizationally complex base in the Air Force. Base roles include major acquisition, research / development and headquarters functions in addition to those of more than 22,000 military, government civilian and contractor employees.

Don't forget to mark your calendars for the 23rd Annual BOMA Golf Outing to be held on Monday, July 21st at Walnut Grove Country Club with a 9:00 am shotgun start.

Welcome New BOMA Members!

Amy Berner of SimplexGrinnell

Amy is a Preventative Maintenance Sales Representative for SimplexGrinnell located in West Chester, Ohio. She has been in the fire protection industry for 7 years, the last 3 years have been with SimplexGrinnell. She specializes in agreements to service and inspect fire alarms, sprinklers, security, and extinguishers for the Dayton and surrounding areas.

On a personal level, she graduated from Ohio State University with a Bachelor of Science Degree in 2000. Amy resides in Centerville with her husband Jim of 5 years and their two-year old son, Tayler. If you would like to contact Amy, please call her at 937-603-6745 or email aberner@tycoint.com.

Ada Osburn of Grubb & Ellis Management Services, Inc.

Ada is a Property Manager in Dayton, Ohio for approximately 300,000 square feet of commercial property. The portfolio is a mix of healthcare REIT's and private TIC properties. Ada, originally from Brooklyn, New York, came to Dayton in 1990 to attend the University of Dayton. She graduated from UD in 1994. Ada has been with Grubb & Ellis since February 2008.

Landscaping Tips

Spring is upon us and we all are itching to spend some time in the yard raking and cleaning. Planting beds are a great place to start. Edge your beds with a spade and cut down along the turf deep enough to remove all roots that could invade the beds. This new edge will also create a deep lip perfect for holding the mulch you'll be applying later. Rake up all the debris accumulated from the late fall and winter. Assuming you don't plan on spreading any seeds, now is a good time to apply a pre-emergent such as Preen. Preen keeps the weeds from sprouting in your mulch beds.



One thing to understand is that the Preen barrier can be broken when the area is disturbed during the summer. It's best to do any planting before the pre-emergent is applied. Now is also a good time to apply a granular fertilizer to the beds. A good 12-12-12 fertilizer works well for landscape plants. At this point add your mulch. A total of 2-3" of mulch is best. Take into account the mulch thickness from years past. Mulch has a few benefits worth reviewing: Attractive appearance, moisture retention, weed barrier and long term soil enrichment. It's best to use mulch that is native to the area in which we live. Cypress mulch is least beneficial in our area. Hardwood bark mulch is the most beneficial.

Turf applications for this time of year consist of crabgrass pre-emergent and fertilizer. Just like the Preen used in the mulch beds the crabgrass pre-emergent is meant to prevent seeds from germinating. Do not put down crabgrass pre-emergent if you plan on seeding your lawn. The grass seed won't germinate. When applying fertilizer, be sure you apply half the rate but apply in a criss-cross pattern. This requires you to walk the area twice but will all but eliminate the chance for uneven turf color. If your neighbor had "dark green stripes" in his yard last summer you know what I mean. If you need to over-seed your yard you can use a slit-seeder this time of year for best results.

Pay close attention to the type of grass you have in your yard. Typically bluegrass is used in irrigated yards and fescue is used in non-irrigated. Fescue is a more coarse leaf but it will stay green during the stress of our summer dry spells. There are many different varieties so take a turf sample with you when buying the seed.



A Special Thank You!

On behalf of The Executive Board and everyone at Dayton BOMA, we would like to thank Jane Curtis of Miller-Valentine Group for her time and dedication as the Newsletter Committee Chairperson over the past two years. Jane did an outstanding job of pulling everything together and creating an informative, interesting newsletter for our organization. Thank you Jane!

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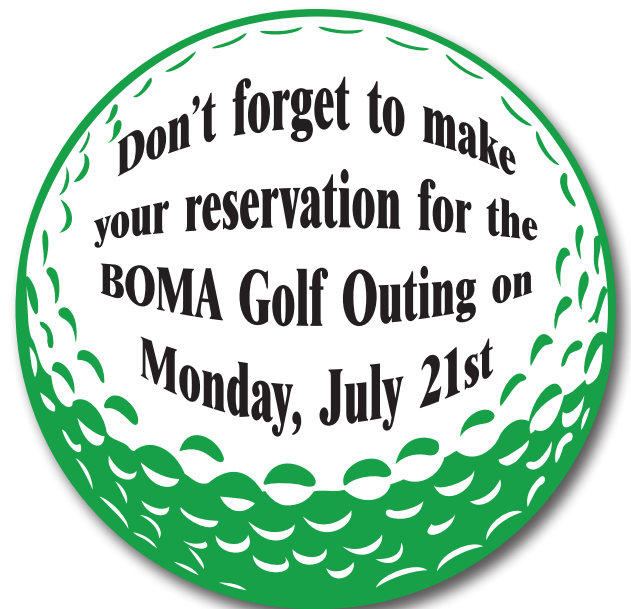
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