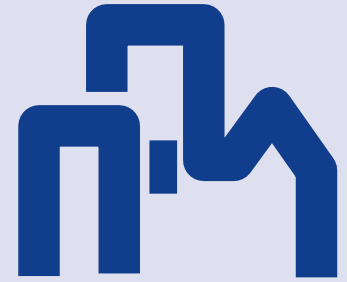


Dayton BOMA

Building Owners & Managers Association



BOMA Board Members::

- President** – Jim Houpt
- Vice President** – Beverly Campanaro
- Past President** – Karen Basista
- Secretary** – Sharon Rislund
- Treasurer** – Dave Wallace
- Principal Director** – Verity Snyder
- Principal Director** – Tracy Ryan Edwards
- Assoc. Director** – Barb Saville
- Assoc. Director** – Kristin Vandivier
- BAE** – Nancy Ferrara



From the President



I would like to thank each of you personally for sticking together during these difficult times. I'm especially grateful for groups like this; together

we can help each other through the tough times we're experiencing.

At our last Board meeting we had the good fortune of spending time with Phil Deppenschmidt. Phil was a member of our local back in the 80's. He was able to give us almost thirty years of history involving Dayton BOMA. Believe it or not, it was due to a trade convention members of Dayton BOMA organized, that put our local on the map. Dayton BOMA was at a turning point of either ending the

group or stepping up in a major way.

The group came together and after a year's worth of planning they pulled off the best convention imaginable. They raised over \$40,000 from the convention and Dayton BOMA took off. We exist today because of those individuals and their hard work and dedication.

Listening to Phil made me realize how fortunate we are. Let's remember this as we make it through the next few months. In March I would like to see 100% participation as we have the President and CEO of BOMA International as our guest speaker. Please, bring a guest.

Let's have a great year!
Thank you so much.
Jim Houpt

Points of Interest::

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2009 Winter Business Meeting Update

Dayton BOMA Vice-President, Beverly Campanaro attended the BOMA International Winter Business meeting in Indian Wells, California in January of this year. Bev was very impressed with the organization along with the quality of the meetings held. Special emphasis was placed on continuing education, which is a challenge in Dayton due to our size. By January of 2010 you will be able to continue your education through BOMA International's on line courses. Yearly updates will also be posted on the BOMA International website.

BOMA International's newest initiative, the 360 Performance Program, was also introduced. This online self-assessment evaluates the six major components of building management and benchmarks a building's performance against industry standards. The 360 Performance Program provides a tool that real estate professionals can use to demonstrate to owners, tenants and prospective tenants that their buildings are managed to the highest standards of excellence.

There were several discussions about the challenges that 2009 and 2010 will hold for all of us in retaining tenants as well as attracting new ones. Special emphasis was put on the seasoned managers to encourage and help their new counterparts. The direction of our committees needs to be fired up with members to keep abreast of the changes and government issues of our organization, remember it affects us all.

That was the business end of it. The weather was wonderful! In addition, we were all witness to the Grand Ball for the Bob Hope Chrysler Classic that was held the week after we left. What fireworks! Looking forward to the BOMA International Conference and The Office Building Show being held in Philadelphia, June 27th-30th.

2009 Committee Chairs:

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

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

Newsletter Chairs
Barb Saville / 937-673-1253
bsaville@debra-kuempel.com

Amy Berner / 937-603-6745
aberner@tycoint.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

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.

February - Ifikhar Ahmrad, Director of Aviation, Dayton International Airport

March - Dick Purtell, Chair and CEO, BOMA International

April - Scott Kasler, Project Manager with ODOT, Scott will be giving us an update on the I-75 project through downtown Dayton.

Congratulations!



Welcome, New BOMA Members!

Rick Ferris

Rick Ferris has spent more than 20 years in the information technology field (IT) starting as a Cobol programmer in the United States Marine Corps in 1987. He holds a BS in Management from Park University and a Master's Degree in Business Administration from Wright State University. Rick has been involved with Interlink Advantage for 6+ years. His current position is Vice President of Sales and Marketing.

He is an active community supporter and has served on the boards of Big Brothers / Big Sisters and the Kettering Rotary. He is currently involved with the Dayton Rotary Club and most recently chaired the Marketing Committee for Big Brothers / Big Sisters. Rick has also been involved with project READ serving as a reader, and has served on several committees for United Way. He also teaches as an adjunct instructor at both Sinclair Community College and Wright State University. At Sinclair Rick teaches marketing and technology courses, and at WSU he teaches in the Organizational Leadership Program.

Rick is married to Angela Jacobs-Ferris and has 2 daughters and a granddaughter. In his spare time he likes to walk his dogs, hike, canoe, fish and travel.

Chris Dwenger

For almost 16 years Chris has been involved with the construction industry as a project manager/estimator. He has spent the last 2 ½ years with AE Fickert & Sons managing their commercial division. AE Fickert & Sons is a full service general contracting firm that was established in 1951. Chris oversees a staff of six people that have experience in new construction, renovations, remodeling and fire and water restoration work.

Chris grew up in Osgood, Ohio, a farming community about one hour north of Dayton. His background led him to earn a 2-year architectural degree.

Chris and his wife Anne, of 8 years, have two children: Bennett (4 years) and Elisabeth (6 months). When he's not working, Chris spends his time enjoying the company of his wife, children, neighbors and friends.

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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Christmas Luncheon

Congratulations to Verity Snyder with the Downtown Dayton Partnership for being named 2008 Principal Member of the Year, and to Barb Saville with DeBra-Kuempel Mechanical for being named 2008 Associate Member of the Year.

The entertainment for this year's Christmas program was provided by Stivers School for the Arts' "Ringing Tigers" handbell choir. Directed by Mrs. Cissy Matthews and consisting of select eighth through twelfth graders, the "Ringing Tigers" perform using a five-octave set of Schulmerich handbells and meet daily to study music theory, ringing techniques, showmanship, and a great variety of musical styles. Although the group played mostly Christmas and classical pieces, their repertoire includes selections from musical theater, classical, sacred, jazz and patriotic genres.

2009 Dayton BOMA Board Members- pictured left to right: Jim Houpt, Merchants Security Service; Beverly Campanaro, Otis Elevator Company; Verity Snyder, Downtown Dayton Partnership; Sharon Rislund, Miller-Valentine Group; Dave Wallace, Chapel Electric Co.; Tracey Ryan Edwards, Collier Turley Martin Tucker; Barb Saville, DeBra-Kuempel Mechanical; not pictured- Karen Basista, Miller-Valentine Group; Kristin Vandivier, Rieck Services.





BOMA International Membership Highlights

BOMA International Dues Dollars at Work

What Have We Saved For You Lately?

Your investment in BOMA International saves you and your company money every year. BOMA's advocacy staff works to pass legislation, regulations and codes and standards changes favorable to the commercial real estate industry. In addition, much of what BOMA International accomplishes on your behalf is to prevent onerous proposals from becoming law.

Codes Victories

Hundreds of millions in savings to commercial

BOMA International was successful in defeating a proposal to require redundant sprinkler risers in buildings higher than 420 feet. Several others were defeated including a proposal requiring carbon monoxide alarms in buildings; a proposal to require fixed ladders for ceiling installed appliances (equipment); and a proposal to require increased strength for egress stairwell enclosures in buildings higher than 420 feet. BOMA staff was also able to preserve the ability to use a horizontal line in window cleaning.

Energy Policy Victories

Saving the industry \$380 million over 5 years

After five years of debate on national energy policy, BOMA International was successful in persuading Congress to include tax incentives for energy efficient commercial buildings in the legislation signed into law by President Bush on August 8, 2005. Commercial buildings are eligible for a tax deduction of up to \$1.80 per square foot for upgrades to the lighting, HVAC and water systems, and building envelope that result in performance exceeding the ASHRAE 90.1 Standard by 50 percent for upgrades put into place between January 1, 2006, and December 31, 2008. A partial credit of up to 60 cents per square foot is also available for upgrades to any one of the building systems listed above.

Tax Victories

\$1.8 billion in annual tax benefit to the industry

BOMA International has been instrumental in gaining some needed tax changes. Legislation was successfully enacted into law extending the reduced 15 percent tax rate for capital gains and dividends through 2010, and the 15-year timeline for depreciating leasehold improvements through 2007.

Telecommunications - Preservation of Private Property Rights

13 cents/sf or \$26,000 for a typical 200,000 sf building

BOMA International continues to work with the Federal Communications Commission and Congress to preserve the viability of a free and effective telecommunications marketplace that respects private property.

Terrorism Insurance Victory

Priceless. Terrorism Insurance is now available.

Following September 11, terrorism insurance was only available at exorbitant prices, if at all. BOMA International worked with Congress to enact the Terrorism Risk Insurance Act of 2002, which ensured that insurers would offer terrorism coverage under the same terms and conditions as property and casualty insurance through the end of 2005. This has been extended through 2007, and BOMA's efforts are now focused on long-term solutions to ensure that coverage continues to be available far into the future.



***IN THE BLINK OF AN EYE
<<OR IN THIS CASE>>
LIFE CHANGES IN A FLASH***

Some of the proceeds from our 2008 golf outing were given to the Josh Roark Foundation. Here is his story.....

Josh Roark and six of his friends were enjoying their last campout of the summer before the start of another long school year. As boys will be boys, and spurred on by the impulsive curiosity of youth, it wasn't long before an old metal container of gasoline wound up on the campfire. When the container became super heated by the fire, it exploded. The container had a flexible spout which directed a flaming jet of burning gas right towards Josh. Instinctively, his initial reaction was to put his hands up in front of his face to block the spray of fire. This saturated his hands and arms as well as hitting him in the face, legs and shirt. He "stopped, dropped and rolled" on the ground as we have all been taught and then stood up and jumped in the nearby creek. This most likely saved his life, because the other boys said Josh was still engulfed in flames when he went into the water.

During the chaos, Josh inhaled the fire and burned the inside of his mouth, throat and lungs. At some point he must have also rolled through the campfire itself, as most of his back suffered deep second degree burns as well.

His friends were quick to react. They loaded Josh into the back of a pick-up truck and took him the half mile to his parent's house. Josh's dad, Dave Roark, bypassed the standard protocol of waiting for an ambulance and quickly drove his son to the emergency room at Miami Valley Hospital. Several hours of surgery were followed by a less than positive statement from the medical staff and surgeons. Josh's chances of survival appeared slim. Josh's family and friends were told that the next 48 hours would be extremely critical.

Thanks to the far-reaching power of the internet, word of Josh's injuries and the grim prognosis handed down by his doctors was spread to the far corners of the Earth, and through the healing power of prayer, perhaps even farther beyond. 48 hours turned into 72, and then 96, and slowly, remarkably, Josh's condition began to improve.

On August 23rd, 2008 Josh was transported to Shriners' Hospital in Cincinnati via Care Flight. The Shriners' Hospital is world-famous for its burn care program, providing exceptional treatment for burn injuries and related scarring, along with physical and emotional rehabilitation. The staff is second to none and their treatment of Josh was equally impressive.

Josh turned 17 on Saturday August 30th, barely one week after nearly losing his life to an unfortunate accident. Over the next few weeks, several surgeries were performed to clear Josh's breathing passage and repair some of the damage done to his lungs and throat. Several skin grafting procedures were performed on his badly burned hands and arms.

Josh was able to leave the hospital and went home on September 12th, 2008. Josh's parents completed their physical therapy training and were allowed to take Josh home to continue his healing process in more comfortable, familiar surroundings.

Today, Josh is attending school at Miami Valley CTC for a couple hours a day. He has a personal assistant to handle his writing needs and to help him get around, providing special transportation to and from school. Josh is planning to add a couple more hours per day to his schedule over the next few weeks.

He is in for a long and often times painful recovery process with more surgeries to come as he continues to heal and grow into his new skin. Josh and his family are extremely grateful for all the prayers and selfless acts of kindness which brought them through such a difficult and frightening time. They feel truly blessed to be so fortunate in the face of such unexpected tragedy.

Life can and does change in a moment. Saying "thanks" seems somehow incapable of expressing the true depth of emotions associated with such an experience. Sometimes there just aren't enough words. Sometimes "thanks" just doesn't seem big enough. Sometimes it takes a terrible twist of fate to make us recognize the true value of our life and the ones we share it with. Sometimes "thanks" is all we have.

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Member Spotlight: Shawn Bone, US Lawns of Dayton, Inc.



Shawn Bone has been in the lawn and landscape industry for over 18 years. He started out cutting grass as a child (at the age of 13) running around his neighborhood with an atv-trailer, mower and some flyers. Shawn worked at the International Harvester Plant in Springfield from 1997-2001, assembling trucks, until he was laid off due to the steady decline in the economy.

Shawn has always been interested in the lawn care industry so he decided to purchase a franchise with U.S. Lawns in late 2001. U. S. Lawns (division of Valley Crest Companies) is one of the largest landscape maintenance firms in the United States. He continues to provide high quality landscape maintenance programs and snow removal services for commercial and industrial centers, retail facilities, HOA and multi- family residential communities throughout Dayton and surrounding cities.

He has been a member of Dayton BOMA for four years. As a member he has had the opportunity to network with the Principal and Associate members to learn more about the property management community, in order to help grow his business.

Shawn has been married for 8 years and resides in Jamestown, where he was born and raised. He and his wife Kimberly have 3 children Logan 12, Brandon 10 and Tyler 5. In his spare time, Shawn enjoys hunting, camping, atv/motorcycle riding and sports with his children.

Shawn can be reached at shawn.bone@uslawns.com or (937) 604-4988.

Fire Safety For Your Home

Would you know what to do if a fire started in your home? Would your kids? Take the time now to review fire safety facts and tips so your family will be prepared in the event of a fire emergency in your home.

The first step is to look into fire prevention to make sure a fire doesn't break out in your home in the first place. Check all electrical appliances, cords, and outlets. Are your electrical appliances in good condition, without loose or frayed cords or plugs? Are you overloading outlets or extension cords? Do the light fixtures in your home contain bulbs that are the correct wattage? Look around your house for potential problems. Studies have shown that many home fires are caused by improper installation of electrical devices. Also, be extra careful in the kitchen. Did you know that cooking is the leading cause of home fires in the United States? The kitchen is filled with ways for a fire to start: food left unsupervised on a stove, in an oven, or microwave; grease spills; a dish towel too close to the burner; a toaster or toaster oven flare up; a coffee pot accidentally left on.

Here are a few safety tips to keep in mind to help prevent a fire in your home. Pick a time of year, like the first day of spring, to check all smoke detectors in your home to make sure they are in working order. You should then test them every month by pushing the test button until you hear a loud noise. It's a fact – having a smoke alarm in the house cuts your risk of dying in a fire in half! Almost 60% of all fatal residential fires occur in homes that don't have smoke alarms, so this may be the single most important thing you can do to keep your family safe from fires. Keep a fire extinguisher handy. Be prepared for any accidents by having fire extinguishers strategically placed around your house – at least one on each floor and in the kitchen (this should be an all-purpose extinguisher, meaning it can be used on grease and electrical fires).

Plan escape routes for you and your family. Go through each room in your house and think about the possible exits. Make sure to teach children the facts about fire. They should know the escape route and what to do in case a fire would break out in your home. Teach them to stop, drop, and roll to extinguish flames if an article of clothing catches fire. Lastly, practice fire drills at home. Kids have fire drills at school and adults have them at work. Why shouldn't you have them at home, too? Fires are frightening and can cause panic. By rehearsing different scenarios, your family will be less likely to waste precious time trying to figure out what to do. Designate a meeting place outside your house or apartment building that is a safe distance away (a mailbox, a fence, or a tree will do) where everyone can be accounted for after they escape.

Being prepared is the best way to protect your family from a fire. So know the rules of fire prevention, stock your home with fire-safety items, and make sure your kids know what to do in case of a fire. A few minutes of planning now may save lives later on.

Toys For Tots



At our November meeting we were honored to have GYSGT Ron King and Master Sargent Kip Gibel from the U.S. Marines join us for lunch. The gentlemen are representatives of the U.S. Marine Corps Reserve Toys for Tots Program in the Dayton area. Due to the generosity of our members we were able to donate over 40 toys to help brighten local children's Christmas morning.

Thanks to the U S Marine Corps Reserve, more than 200 million underprivileged children have had their Christmas dreams come true in the past 61 years.



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