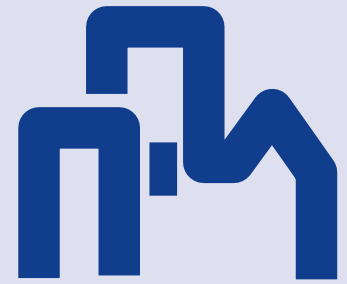


# Dayton BOMA

Building Owners & Managers Association



## BOMA Board Members:

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

## From the President



I would like to begin by thanking everyone for the opportunity to serve as President of Dayton BOMA for the next two years.

I'm excited to be involved and look forward to the many exciting activities and events that are being planned for our association.

I am also grateful for our previous leadership from Jim Houpt, Karen Basista, and Bruce Reger to name just a few. These individuals continue to offer their assistance and will make the transition very easy. In addition, please help me

welcome our new board members Leslie Schuller and Frank Bullock. I'm sure they will contribute a great deal to our meetings. As 2010 is now upon us, it's time to find value in each of our endeavors. Start by looking at just how beneficial your BOMA membership can be to you and your organization. I encourage you to come to each of the meetings, after hour events, golf outings and the "March Madness" Trade Show. Also, please consider joining one of our committees. The more you're involved, the more valuable your BOMA membership is.

Wishing you the best in 2010!

Thank you so very much,  
David Wallace

## BWC Updates

There are two new Programs that the Bureau of Workers' Compensation (BWC) Board of Directors are expected to approve later this month which are scheduled to become effective July 1, 2010. The Individual Incurred Loss Retro Program and the Large Deductible Program was voted on at the January 22nd, Board of Directors meeting. Frank Gates/Avizent will update BOMA on these programs as they are approved; however, they wanted to give us some information about the Programs.

The Individual Incurred Loss Retro Program will be similar to the new Group Retrospective Rating option that was recently made available; however, individual employers will be able to participate. There are BWC minimum requirements, such as a minimum of \$75,000 in annual premium that must be met, so we anticipate that it will generally be for larger employers.

The Large Deductible Program will be similar to the Deductible Program, which the BWC began to offer in 2009. The new program will bring larger deductible options for employers in addition to aggregate stop loss options. There are also BWC minimum requirements (ex. Minimum \$62,500 in annual premium) that will make the program most applicable to larger employers. We will analyze all of our clients for these programs when they are finalized and released.

Lastly, the BWC recently sent Group Retrospective Rating information to many trade associations. The information that they sent in December referred to Public Employers, not Private Employers. Frank Gates/Avizent did file a Public Employer Group Retrospective Program with the BWC for the January 1, 2010, rate year and will review their clients again for the next Private Employer Group Retro Program year beginning July 1, 2010, to determine if there are any potential candidates that could benefit from this program.

## Points of Interest:

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- BWC Changes 7
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## 2010 Committee Chairs:

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beverly.campanaro@otis.com

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

**Newsletter Chairs**  
Barb Saville / 937-673-1253  
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Leslie Schuller / 937-331-9334  
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**Programming & Education**  
Nancy Ferrara,  
Interim Chair / 937-299-2662  
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**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](mailto:nancy.bae.boma@ameritech.net).

**February 9th** - Amanda Wright Lane, great grandniece of the Wright Brothers will be the speaker at our monthly membership luncheon

**February 18th** - "After Hours Networking Event" sponsored by Beverly Campanaro with Otis Elevator, The Cheesecake Factory at The Greene, 5-7 pm.

**March 25th** - BOMA "March Madness" Trade Show to be held at Chapel Electric from 1-4:00 pm. This event will take the place of our monthly membership luncheon originally scheduled for March 9th.

## After Hours Networking Event

Please be sure to mark your calendar for our next BOMA "After Hours Networking Event" to be held on Thursday, February 18th from 5-7:00 pm. Beverly Campanaro with Otis Elevator will be sponsoring the event which will take place at The Cheesecake Factory at The Greene.

*Don't forget to mark your calendar for the Dayton BOMA 25th Annual Golf Outing to be held on Monday, July 26th at Walnut Grove Country Club... 9 am shotgun start*

## Spotlight: Frank Bullock, Mound Advanced Technology Center



Frank joined the development team at the Mound Advanced Technology Center (MATC) in March 1999 as the Engineering Manager. In 2001, he was promoted to the Director of Operations, the position he currently holds. As a licensed engineer, he is in charge of capital improvements (construction of both new buildings and renovations) as well as facility

and grounds operations and maintenance. He came to the MATC after having served as a Project/Program Manager as well as the head of Construction Engineering at the DOE Gaseous Diffusion Plant in Piketon, Ohio. Prior to that, Frank was the City Engineer of Bristol, Tennessee, his hometown. His past experience in dealing the DOE, environmental regulators, city government and contractors uniquely qualified him for his current position.

Frank is currently on the Dayton BOMA Board of Directors and is a past President of Dayton IFMA. He is a Licensed Professional Engineer in Ohio and Tennessee and a member of the American Society of Civil Engineers. He currently is working on his RPA certification. Frank is a graduate of Tennessee Technological University.

The move to the Miami Valley 11 years ago has been great for Frank and his wife of 31+ years, Jan, as well as their two grown daughters. He and his wife are big Disney World fans. In addition, Frank officiates football and basketball at both the high school and collegiate levels.

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# Welcome New BOMA Member! Kevin Kroeger, DSS Sweeping Service



Kevin has a BS in Electronic Engineering from the University of Dayton. Before purchasing DSS Sweeping, Kevin worked for the Square D Company as an OEM Channel Manager. Prior to Square D, he worked at Reliance Electric as a Sales Engineer selling Control and Power Systems, primarily for the

steel industry.

Kevin and his wife Viki purchased Dayton Sweeping Service in 1999. While the company's primary business is still parking lot sweeping, it has expanded to include construction and street sweeping, snow removal, power washing, lawn & landscape, pavement repair & maintenance, and property management services. The area they cover is primarily Southwest Ohio, but they also go into Kentucky and Indiana.

Kevin and Viki live in West Chester, Ohio with their three children – Colin (12), Maxwell (9), and Tessa (7). They enjoy camping, skiing, and ATV riding as a family. Kevin also enjoys coaching his younger son's football team and scuba diving in his free time.

## Maintaining Your Roof

Building owners and facility managers need to be sure to maintain one of their largest investments. Don't take "the out of sight, out of mind" approach to roof maintenance. According to a study conducted in 2003 by The Roofing Industry Alliance for Progress, the average life expectancy of a low slope roof is 17 years.

You need to have a proactive maintenance program to address individual needs; this typically includes inspections twice a year, documentation of roof conditions, and the maintenance/repair work itself.

Below is a checklist that roofing contractors and owners can use when conducting a maintenance check:

- Conduct checkups twice a year.
- Start inside the building and search for water stains along ceiling tiles or walls; these stains may indicate a leak.
- Periodically inspect areas subjected to high foot traffic, drainage areas, and details that usually require specific maintenance, such as pitch pockets, caulking on metal counter flashings and termination bars, metal coping joints, and edge flashing at gutters.
- If there are water stains on the outer perimeter walls, check for loose fasteners and lack of compression at termination bars.
- Check the roof for surface damage, such as open seams that can lead to leakage. On the rooftop, look for areas of ponding water, accumulation of water puddles occurring on the low-lying areas on the roofs, and remove if practical. These accumulations can cause fungus growth, which may damage the roofing membrane. In colder climates, the ponding water can turn into ice, thus expanding and contracting when the ice melts and damaging the membrane. This condition can shorten a roof life by 1-5 years.



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**bill.mangus@securitasinc.com**

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## 2009 PRINCIPAL MEMBER OF THE YEAR

Bruce Reger, Principal Member – Bruce (aka funny man of BOMA) has been a very involved BOMA member since the mid 90s. Bruce spent many years on the board (9 we think but who's counting) contributing his time to both our Dayton local and also the Ohio board. Bruce attended numerous Annual Conventions and Winter Business Meetings, representing us with the highest level of professionalism. He has always been there to help out, whether it be to assist on a committee, attend an after hours Chamber event, or just to lend his sage advice from his experiences.

Congratulations Bruce – we are honored to honor you as our Principal Member of the Year!

## 2009 ASSOCIATE MEMBER OF THE YEAR

Kristin Vandivier, Associate Member – Kristin joined Dayton BOMA September 2007 and has been a wonderful addition to our group. In her short period of time with us, she has “jumped right in” and joined committees, always supporting and helping out where needed. Kristin joined the Dayton Board of Directors in 2009 and continues to take part in activities and functions. Including, being a part of the Government Affairs Committee and attending the annual BOMA Advocacy Day in Columbus.

Congratulations Kristin on your Associate Member of the Year award – our organization is so proud to have you as one of our members!



Pictured L-R Bruce Reger, Jim Houpt, Kristin Vandivier

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## BOMA "March Madness" Trade Show

The Dayton Building Owners and Managers Association would like to invite you to our "March Madness" Trade Show On

**Thursday, March 25, 2010  
Second Round of the 2010 NCAA Tournament  
1:00 – 4:00p.m. at Chapel Electric Co.  
1985 Founders Drive in Research Park**

Who Should Attend: Building Owners, Property Managers, Facility Managers, Maintenance Directors and Technicians.

You'll be in the presence of some of the finest service companies in Dayton so be sure to bring your most pressing issues as a building owner, property manager or facility manager.

Property and Facility Managers – please encourage and support the participation of your engineering and administrative staff members. This is an excellent opportunity to educate and provide networking opportunities to your technicians and building engineers.

Also, be sure to bring a stack of business cards – most of the exhibitors will be offering a door prize. Take a participation card at the door to enter the drawing for a hot air balloon ride, courtesy of Houser Asphalt & Concrete, Inc., along with other prizes, just for visiting every booth. We will also be serving hors d'oeuvres and refreshments along with a cash bar.

Don't hesitate to contact Nancy Ferrara at 299-2662 should you have any questions.

Please RSVP no later than Wednesday, March 17th. While there is no fee for attending, the count will help us determine the quantity of refreshments we'll need.

E-Mail your RSVP to Nancy Ferrara at [nancy.bae.boma@ameritech.net](mailto:nancy.bae.boma@ameritech.net)



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## Christmas Luncheon Entertainment

We want to say thank you to the Xenia High School Vocal Ensemble who provided entertainment for our December membership luncheon. The Vocal Ensemble has performed extensively throughout the Miami Valley and Ohio. In addition, they perform annually in New York City at such venues as St Patrick's Cathedral and the Cathedral of St. John the Divine. The group performed a wide variety of repertoire ranging from standard classical literature to music from the Broadway stage. The Xenia High School Vocal Ensemble is under the direction of Xenia native, Brent Manley.



2010 Board Members L-R Jim Houpt, Karen Basista, Beverly Campanaro, Barb Saville, Frank Bullock, Sharon Rislund, Tracy Ryan Edwards, Dave Wallace, Leslie Schuller, Kristin Vandivier. Not Pictured Nancy Ferrara.



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# BWC Changes Claim Reserve Calculations

The Bureau of Workers' Compensation (BWC) is making a number of changes to the current Micro Insurance Reserving Analysis (MIRA II) system. These changes will potentially have an impact on the cost of your workers' compensation claims.

A reserve is placed on a workers' compensation claim to account for potential future costs in the claim. Historically, the BWC has not placed a reserve on any medical only claims. Beginning July 1, 2010, medical only claims will be eligible for a reserve. If a medical only claim now meets the general claim criteria in which a reserve is triggered, the BWC will place a reserve in the claim. This will impact private employer premiums beginning with the July 1, 2011, rate year and it will impact public employer premiums beginning with the January 1, 2012, rate year.

The BWC has also not placed a reserve on claims in which an employer paid the injured worker's wages through a wage continuation agreement. Therefore, if an employer paid an injured worker's wages while they were off work and there was no other compensation paid to the injured worker, the reserve was suppressed. All claims with Salary Continuation will now have a reserve if they have claim activity, which triggers a reserve. This will impact private employers beginning with the July 1, 2013, rate year and it will impact public employers beginning with the January 1, 2013, rate year.

The BWC has one additional reserve change that will take place soon. Injured workers that participated in a rehabilitation plan through the BWC and received Living Maintenance have historically had the reserve in the claim reduced by 50%. The BWC is no longer going to discount the reserve in these situations. Therefore, the full reserve will be included in the employer's premium calculations. This change will take effect for private employers beginning with the July 1, 2013, rate year and for public employers beginning with the January 1, 2013, rate year.

The rating years listed are the first dates that these reserve changes will impact an employer's experience and premium rates. Note that a claim that occurs in 2009 will be included in the July 1, 2011, rate year. Therefore, although the changes do not impact premium for a few years, the claims that are occurring in the near future will be impacted.



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## Tips to Sustainability for the Home

### Outside

1. Use motion sensors, photo cells or LED lights for outdoor lighting.
2. Replace screens with storm windows in winter to provide an extra barrier to cold air.
3. Caulk and weather strip windows and door frames to seal leaks.
4. Install double-paned windows.
5. Seal areas around all electrical penetrations, pipes and ventilation ducts.

### Attic

6. Ensure natural air flow in the attic to keep roof deck cool and dry.
7. Weather strip and insulate attic hatch or door to prevent air from escaping.
8. Cover with metal flashing all chimney or furnace flues that penetrate attic floor.
9. Seal around all lights and openings in the attic to save energy and prevent dust and allergens.
10. Install high "R-value" attic insulation.

### HVAC

11. Check air filters monthly and replace every 3 months, improving energy efficiency up to 10%.
12. Have a pre-season checkup by a licensed contractor in the spring and fall to avoid early system failures.
13. Shade the outdoor unit of a central system with a trellis or climbing vine to improve efficiency by 10%.
14. Turn ceiling fan switch to reverse in winter and operate at a low speed in clockwise direction, forcing warm air near the ceiling into living space.
15. Turn up thermostat on hot days and use a ceiling fan to cut air conditioning costs by 14%.
16. Close the chimney flue damper tightly when not in use to prevent warm or air-conditioned air from escaping.
17. Install a programmable thermostat to automatically adjust temperature when sleeping or away from home.

### Home Office

18. Choose LCD TVs over plasma screens to save more energy.
19. Unplug battery chargers or power adapters when not in use.
20. Use a power strip as a central turn-off point for all related equipment.
21. Avoid using a screensaver and flip to sleep mode or turn the monitor off.
22. Save used paper for note pads, checklists or creative doodling by the kids before recycling.
23. Replace all incandescent bulbs with compact fluorescents (CFLs use one-third less energy and last 6-10 times longer, but please recycle).
24. Properly recycle e-waste such as computers and printers.

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26. Sign up for online banking and household bill pay services.

### **Bathroom**

27. Install a ventilation fan to control moisture from the shower.
28. A 10-minute shower uses less water than a full bath, saving about 5 gallons.
29. Install low-flow shower heads to save about \$150 each year on electricity.
30. Clean shower heads periodically; scaling and sediment can collect and reduce efficiency.
31. Repair all leaky faucets, which can waste more than 1,500 gallons of water annually.
32. Install low-flow or dual flush toilets.
33. If you can't upgrade toilets, place a brick in the tank to reduce water flow.
34. Install aerators to all spigots, reducing water consumption by more than 50%.

### **Kitchen**

35. Save water by scraping dishes instead of rinsing them before loading in dishwasher.
36. Run dishwasher only with a full load.
37. Use the air-dry option on your dishwasher or prop the door open.
38. Operate appliances later in the day or evening when energy costs are lower.
39. If your refrigerator was made before 1993, replace it with an ENERGY STAR® model, saving an average of \$45-65 annually.
40. Keep refrigerator/freezer as full as possible (cheaper to operate than an empty one).
41. Defrost freezers and manually defrost refrigerators – they'll run more efficiently and last longer.
42. Use proper pot for each of the stove burners (a 6" pot on an 8" burner wastes over 40% of the heat).
43. Cover pots and pans to keep heat in and kitchen cooler (saves about \$36 annually for an electric range, \$18 for gas).
44. Keep gas burners clean (blue flame means efficient combustion, yellow may indicate service required).
45. Appliances consume energy during non-use; unplug until needed.
46. An electric kettle uses less energy than stovetop boiling.
47. Use coffee makers featuring an auto shut-off to save energy.

### **Water Heater**

48. If replacing the hot water tank, consider a tankless or on-demand unit.
49. Wrap electric hot water tanks with an insulated blanket to reduce heat loss by 18%.
50. Set heater thermostat to 120° F or lower.

***Look for more tips in the May Newsletter!***

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