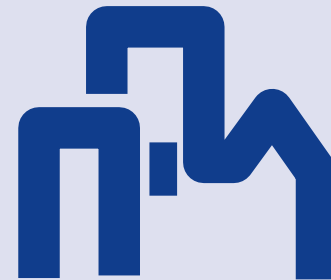


Dayton BOMA

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
- Assoc. Director** – Tony Newport
- BAE** – Nancy Ferrara

From the President



Hard to believe that more than half the year is over and my kids are complaining that school is going to start up here in a few weeks. The complaining about going back to school usually follows

some statement about being bored and that there's nothing to do. It's good to see things haven't changed over the years, as I seem to remember making the same comments a few decades ago myself.

With the new school year upon us we have asked for, and greatly appreciate, your support as we adopted two families in need. With your generosity we will be providing them with much needed clothing and back to school supplies. This opportunity to give back is a core example of the type of involvement that many BOMA locals are involved in across the country.

Many thanks goes out to the volunteers that were involved in making the 2011 Dayton BOMA Golf Outing a huge success. We had a beautiful, although warm, day of fun

and networking with friends and associates. It was great to see that our numbers had grown and our associate members made it even more special with food and drink booths around the course.

In late June, I was able to attend the BOMA International Conference and The Every Building Show at the Gaylord Resort in Washington, DC. There were a record number of attendees and associate members on display at one of the premier trade shows in the country. The breakout training and information sessions were directed at hot topics that are of major concern to our property owners and management companies. These sessions covered everything from green initiatives to security along with floor measurements to building designations. There were also breakout sessions and training for officers and BAEs that were very beneficial as well.

We learned in the Board of Governors meeting that Dayton was in the top "5" in the country in membership growth and retainage!!! Congratulations to all those involved in making our BOMA local so successful.

Thanks to all,
Dave Wallace

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2011 Committee Chairs:

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beverly.campanaro@otis.com

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

Newsletter
Amy Berner / 937-603-6745
aberner@simplexgrinnell.com

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Nancy Ferrara / 937-299-2662
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Building Recognition & Awards
Tracy Ryan Edwards / 937-395-9560
Tracy.RyanEdwards@cassidyurley.com

What does BOMA do? Or Who is BOMA?...

BOMA is the premier business network that concentrates on protecting its member's building assets

- Through legislative and regulatory lobbying
- Training today's workforce to be successful
- And tomorrow's workforce for successful careers in commercial real estate
- And providing the performance benchmarking
- And best practices tools to make members successful in their jobs
- And drive value and ROI to the bottom lines of its member companies.

After Hours Networking Event



A big THANK YOU goes out to Karen Basista, Jane Curtis and Sharon Rislund with Miller-Valentine Group for sponsoring the May 26th "After Hours Event" at Norton's Sports Bar & Grill in Kettering and to Mark Ross with Becker Electric for sponsoring our July 14th "After Hours Event" that was held at Adobe Guila's at The Greene. A great time was had by all those who attended both events!



If you weren't able to join us in July, please be sure to mark your calendar for our next "After Hours Networking Event" to be held in mid September at Franco's Ristorante Italiano on 5th Street in Dayton. Marge Krein, Bruce Reger, Sean Turner and Sandi Schaeff along with Turner Property Services Group will be sponsoring this event. More details to follow later this month.

If you're interested in sponsoring our next event, please contact Nancy at 299-2662 or nancy.bae.boma@ameritech.net, for details.

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.

September 13th – BOMA Membership Luncheon, speaker TBA.

September – BOMA "After Hours Event" at Franco's Ristorante Italiano on 5th Street in Dayton. This After Hours Event will take place mid-September. The date will be announced later this month.

November 17th - BOMA "After Hours Event" at Fricker's in Centerville, sponsored by Bill Mangus and Securitas Security.

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Dayton BOMA Giving Back to the Community

Our May "Giving Back to the Community Campaign" was a HUGE success. We collected over \$250 dollars worth of much needed items for the Ronald McDonald House here in Dayton. THANK YOU for your generous support of this worthwhile charity.

In September we will be collecting books along with underwear and socks for Hannah's Treasure Chest. While many families are fortunate enough to provide for their children, many parents struggle in raising their children with sufficient resources. Hannah's Treasure Chest responds to these needs by providing social service agencies in Montgomery, Butler, Greene and Warren Counties with clothing, furniture, toys, books and other essential items for their clients.

Social service workers, family advocates, school counselors and church pastors refer clients to Hannah's Treasure Chest by completing a family needs and profile analysis. This referral includes a request for clothing, furniture, baby equipment and other items for their client.

Hannah's Treasure Chest completes the request and enhances it with books, toys, videos and other applicable items for the child. This completed request is then picked up by the referring person and delivered directly to the child in need.

For more information on Hannah's Treasure Chest go to www.hannahstreasure.org.

Don't judge each day by the harvest you reap but by the seeds that you plant.
Robert Louis Stevenson



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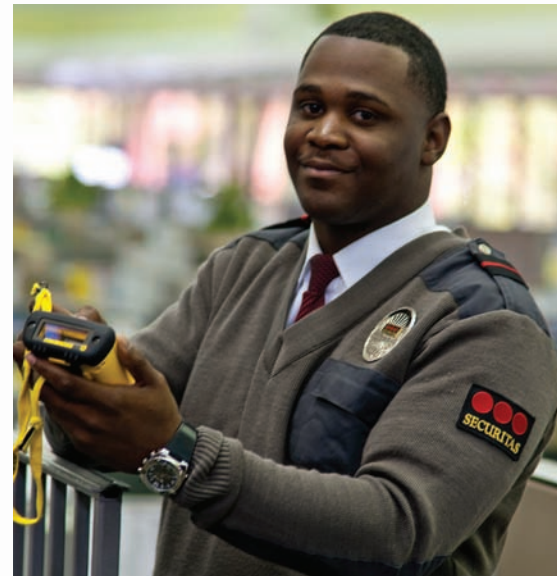
Our People – current security officer schedules

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Our Training – site specific learning plans with progress tracking capabilities

Our Feedback – key performance indicators and scorecard information



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For more information, please contact:

Bill Mangus | bill.mangus@securitasinc.com

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Welcome New BOMA Member: Leigh Ann Fulton, Business development and marketing Rainbow International

Rainbow International is one of the nation's largest franchise networks providing a variety of restoration and cleaning services, including water, smoke, fire and catastrophe cleanup. We are available to provide emergency services 24 hours a day, 7 days a week. We are located in West Carrollton on 420 Fame Road just off Alex.

My name is Leigh Ann Fulton. My position is primarily business development and marketing. I have been with Rainbow for 1 year. My territory is the entire Miami Valley. I can be reached any time of the day at 937-673-5219. I look forward to working with you.

Who Will Be Our Next Star?

Congratulations to our "Membership Star" winner, Amy Berner with SimplexGrinnell. The BOMA Board of Directors acknowledged Amy at the June membership luncheon for her "above and beyond" contribution to our newsletter.

Amy received a certificate of appreciation and a gift card for a cup of coffee at Starbucks. A special THANK YOU to Jim Houpt and Merchants Security for their starring role as our Starbucks sponsor!



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BOMA Golf Outing 2011

Congratulations to this year's winners!!

1st Place

Don Hayes
Jonathan Boeckling
Mitch Hayes
Matt Dalton

2nd Place

Tom Lambe
John O'Brien
Mike Fisher
Dave Wallace

Closest to the Pin

Caroline Wilson
Larry Bostick

Longest Drive

Shannon Lewis
Darrin Middendorf

***Thank you to all our sponsors,
your support is greatly appreciated!!!***

This event could not take place without the hard work, and dedication of our volunteers.

Thank You!!!

VOLUNTEERS

Beverly Campanaro, Otis Elevator
Gayle Shiveley, Otis Elevator
Kari Wedemeyer, Otis Elevator
Jane Curtis, Miller-Valentine Group
Karen Basista, Miller-Valentine Group
Tony Newport, Brickman Group
Marguerite Krein, Turner Property Services Group
Bruce Reger, Turner Property Services Group
Barb Saville, Debra-Kuempel Mechanical
Todd Pressnall, Scioto Services, LLC
Chuck Castle, DSS Sweeping Service
Kevin Kroeger, DSS Sweeping Service
Amy Berner, SimplexGrinnell
Tracy Edwards, Cassidy Turley
Jen Greth, Solid Blend Technologies
Lois Elrich, Solid Blend Technologies
Shawn Bone, US Lawns
BJ Hamilton, US Lawns



Thank you to all our sponsors, your support is greatly appreciated!!!

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Life or death: Effective response to heat stress

Would everyone on your crew know what to do if a coworker appeared to be suffering from heat related stress? Keeping in mind that the proper response can save a life, here are some important action steps:

- 1.** Move the victim to a cool, shaded area.
- 2.** Remove heavy clothing.
- 3.** If the person is dizzy, lay him or her down and raise his or her legs 6 to 8 inches.
- 4.** If someone is nauseous, he or she should be positioned on his or her side.
- 5.** Give the victim a cup of water every 15 minutes.
- 6.** If the person doesn't get better, call for medical assistance.
- 7.** Don't leave the worker alone while you wait for help.

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



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Douglas William Jerrold

10 ways you can reduce your energy usage and costs without sacrificing comfort or building functionality.

1. Assess how your building consumes and wastes energy. Conduct regular energy audits to determine what condition your equipment is in and how it is performing. These audits will show where and how energy is being wasted and prioritize energy improvement measures.
2. Use more energy-efficient equipment. Install new energy-efficient equipment and replace or eliminate outdated, inefficient equipment. Look for Energy Star labels for equipment and appliances.
3. Match HVAC and lighting output to occupancy. Install programmable building controls that enable systems to provide light, heat and cooling to building spaces only when they are occupied.
4. Maintain equipment for maximum efficiency. Make sure that your equipment is properly serviced and maintained so that it runs as efficiently as possible. Increase operating efficiency of chillers, boilers and packaged cooling equipment through proactive service and maintenance.
5. Maximize lighting efficiency. Upgrade lighting to high-efficiency bulbs and fixtures. Energy efficient lighting uses less energy and generates less heat, reducing your costs and easing the strain on your HVAC systems.
6. Measure water usage and waste. Conduct water audit in your facilities, campus, or geography to determine where water is being used and wasted. Reduce water consumption by installing low-flow equipment and fixing leaks.
7. Schedule cleaning during regular work hours. Experiment with different "day cleaning" schedules. Arrange cleaning schedules to overlap with work hours instead of having cleaning done after hours and keeping the lights, heating and air conditioning on at night. That will reduce energy consumption.
8. Insulate thoroughly. Insulate exterior walls, outlets, pipes, radiators, etc to reduce heat and cooling loss.
9. Meet LEED® standards. Build, renovate, and operate your facilities according to Leadership in Energy and Environmental Design (LEED) standards. That will benefit your bottom line by lowering operating costs and increasing asset value. It will benefit the environment by conserving energy and water, reducing waste sent to landfills, creating healthier, safer occupant environments, and reducing harmful greenhouse gas emissions.
10. Make building occupants more informed. Educate and engage building occupants to promote energy conservation and reward wise energy decisions and behaviors.



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You just found the perfect antique lamp at an online auction site. You send off the check to the seller, but never receive the merchandise. Your mother has decided to begin purchasing her medicine online. Is it safe to do so?

The Internet is an exciting tool that puts a vast amount of information at your fingertips. With the click of a mouse you can buy the latest bestseller, video, or purchase a gift for a friend.

Convenience, good deals, and choices are all good things that the Internet offers. But before you use it, be cyber smart and make your online experience a safe one.

- **SHOP WITH COMPANIES YOU KNOW.** Anyone can set up an online shop under almost any name. If you are not familiar with a merchant, ask for a paper catalog to get a better idea of their merchandise and services. Also be sure to determine a company's return and refund policies before making your purchase.
- **KEEP YOUR PASSWORD PRIVATE.** Never give your password to anyone. Avoid using a birthday or a portion of your social security number. If possible, use a combination of letters and numbers.
- **USE A SECURE BROWSER.** This is the software you use to navigate the Internet. Your browser should comply with all industry security standards.

These standards encrypt or scramble purchase information you send over the Internet. Most computers have a browser installed. Some browsers may be downloaded from the Internet free of charge.

- **PAY BY CREDIT CARD.** If you pay by credit card, your transaction will be protected by the Fair Credit Billing Act. Under this law, you have the right to dispute charges under certain circumstances and temporarily withhold payment while the creditor investigates them.

- **KEEP PERSONAL INFORMATION PRIVATE.** Do not give out your Social Security number, e-mail address, telephone number, or address unless you know who is collecting the information, why they're collecting it, and how they'll use it.

- **SAVE ALL TRANSACTION INFORMATION,** including e-mails and records of any phone conversations.



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