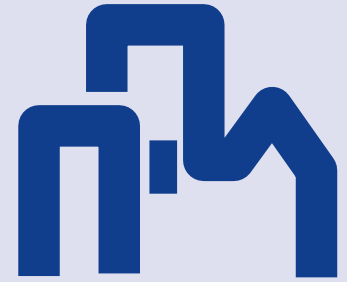


Dayton BOMA

Building Owners & Managers Association



BOMA Board Members:

- President** – Sharon Rislund
- Vice President** – Frank Bullock
- Past President** – Dave Wallace
- Secretary** – Leslie Schuller
- Treasurer** – Sean Turner
- Principal Director** – Tony Pinto
- Principal Director** – Sheri Simpson
- Assoc. Director** – Amy Berner
- Assoc. Director** – Becky Edgren
- Assoc. Director** – Ryan Zeman

From the President



Welcome to a new year! I hope this year brings you a lot of new and exciting adventures. I am looking forward to serving as your President

for the next two years. While serving on the Board over the last several years and moving up in the ranks, I have found that BOMA is an organization that we should all be proud of. It's been amazing not only to watch the board members in action but all the committee members as well. Thank you for all your time and effort.

I'm looking forward to working with the Board of Directors and Membership. I believe we have a

Board that's enthusiastic about the new events we're planning this year and ways to get BOMA out into the Dayton area. I would like to welcome our newest Board members: Tony Pinto, Becky Edgren, and Ryan Zeman. I look forward to seeing each and every one of you at our monthly meetings and special events that we're planning throughout the year.

With Ohio weather changing on a day-to-day basis, here's hoping that you have been able to escape getting the flu or any of the many viruses going around. And, any of you who have not been able to, I feel for you.

I wish you a happy and prosperous 2013.

Sharon Rislund

Points of Interest:

Upcoming Events	2
Who will be our next star	3
Birth Announcement	4
Members of the Year	6
Christmas Program & Awards	7
Uniting People	8
Tenant Survey Reveals	9
Valentines & Earth Day	10
Save the Date	11

2013 Committee Chairs:

Membership
Frank Bullock/937-865-4052
fbullock@mound.com

Government Affairs
Dave Wallace / (937) 865-7084
david.wallace@reedelsevier.com

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

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

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

Building Recognition & Awards
Chair Position - Open

EER Survey Now Open - Your Participation is Important

BOMA's 2013 Experience Exchange Report® (EER®) Survey is now OPEN. Sharing your building's income and expense data via the EER Survey makes the best benchmarking resource for commercial real estate—BOMA's Experience Exchange Report—even better. Sharing data is easy, fast and free.



- Any office building can provide 2012 year-end income and expense data—BOMA membership is NOT required
- Step-by-step features allow you to complete the online form in about an hour
- Submitting data is absolutely free—and as easy as 1–2–3
- No need to fill out the whole form at once...save your submission as you go and finish it any time before March 31, 2013

After Hours Networking Event

A huge THANK YOU goes out to Bill Mangus and Chuck Baker with Securitas Security for sponsoring our After Hours Event last November and to Barb Saville with Debra-Keumpel for sponsoring our January 2013 event.

If you weren't able to join us at either event, please be sure to mark your calendar for our next "After Hours Event" to be held on Thursday, March 21st at Bar Louie at The Greene. Tony Newport and Brickman Group will be our sponsor.

If you're interested in sponsoring an After Hours Event, please contact Nancy Ferrara at 299-2662 or nancy.bae.boma@ameritech.net. We're currently looking for someone to sponsor an event the third or fourth Thursday in May.



Upcoming Speakers and Events

Just a reminder, our membership luncheons 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.

March 19th – Membership Luncheon at the Presidential Banquet Center. Our speaker this month will be James Brown, WHIO-TV News Anchor.

March 21st – After Hours Event at Bar Louie at The Greene, Sponsored by Tony Newport and Brickman Group. 5-7PM

March 23rd – Earth Hour 2013, 8:30PM

April 9th – Membership Luncheon at the Kohler Center. Our speaker this month will be Patricia Hiatt-Peer with the American Red Cross.

April 22nd – Earth Day

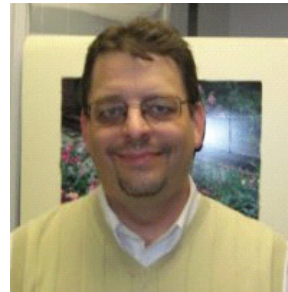
May 14th – Membership Luncheon at the Kohler Center. Our Speaker this month will be Scott Koorndyk, EVP of Economic Development & Operations, Dayton Development Coalition.

June 11th – Membership Luncheon at the Kohler Center. Speaker TBA

July 29th – Dayton BOMA Golf Outing at Walnut Grove Country Club, 9AM. Shotgun Start

August 18th – BOMA Afternoon Out at the Dayton Dragons, 4:00PM. More details to follow.

Member Highlight - Mark Ross



Mark Ross is a 30-year veteran in the electrical industry and an expert in energy saving solutions. He currently works for Becker Electric Co. conducting energy saving audits for industrial and commercial businesses in Ohio, Kentucky, and Indiana. His background includes 10

years as a manufacturer's representative with Philips Lighting. He has extensive knowledge of the latest lighting systems, products, and applications and is able to identify ways to drive operating costs down, cutting energy costs on the average of 33% utilizing available utility rebates.

Mark is married with four children in their 20's and a daughter at home who is 17. His daughter plays volleyball for Dayton Juniors, one of his sons is a fireman, another son works at Becker and is getting married this year, and his oldest child is an aerospace engineer living in West Palm Beach with his wife. In his spare time he enjoys bicycling, reading and is an avid movie collector. Mark also enjoys the arts and theatre as well as travel. He is an amateur thespian, although he hasn't done anything in the past few years. Mark enjoys working with his local school system mentoring young people that are struggling and don't have a good base at home.

Celebrating Our 42nd Year

www.houserasphaltconcrete.com

Asphalt & Concrete

New Installation & Maintenance

Driveway Parking Lot

Sidewalk & Steps

Approaches & Drainage

Sealcoating

Repairs & Striping

We are Licensed & Bonded

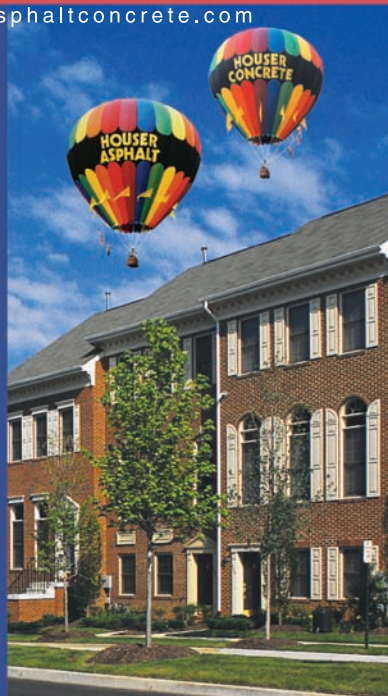
937-223-9207
1-800-319-1114

BBB InAbility Report for

Houser Asphalt & Concrete

A BBB Accredited business

BBB Rating A+



asphalt & concrete
Houser
black top • sealing • striping

851 S. Patterson Blvd. - Dayton, OH 45402

Who Will Be Our Next Star?

Congratulations to our January "Membership Star" winner, Barb Saville with Debra-Kuempel. Barb has served on the BOMA Board of Directors for the past four years in addition to being active on the Newsletter Committee. The Board acknowledged Barb at our January membership luncheon.

Barb received a certificate of appreciation and a gift card for a cup of coffee at Starbucks. A special THANK YOU to Becky Edgren and PuroClean Emergency Services for their starring role as our Membership Star sponsor in 2013!



Annoucement:

We are currently looking for someone to Chair the Building Awards and Recognition Committee. If you're interested and would like more information, please contact Nancy Ferrara at 299-2662 or nancy.bae.boma@ameritech.net.

Over \$1 billion worth of chocolate is purchased for Valentine's Day in the U.S.



The professional choice for keeping your site clean, safe, and looking its best!

- Parking Lot Sweeping
- Construction Sweeping
- Street Sweeping
- Snow & Ice Removal
- Landscape Maintenance
- Pressure Washing

888.707.9337

Serving the Dayton, Cincinnati & Columbus area



Quality Sweeping. Reliable Service.

OREGON

printing est 1976

Simplify your life when it comes to printing!

Oregon Printing is a full service Commercial and Digital Printer serving Dayton and the surrounding communities.



On Time, On Budget, On Target and On-Line at OregonPrinting.com

937.222.9418

Birth Announcement

CONGRATULATIONS to Julie and Ryan Sullivan on the birth of their third child, Patrick Daniel Sullivan. Patrick was born on Monday, January 21st at 9:45am weighing in at 7lbs, 8oz and 20" long.

Patrick joins his two brothers, Isaac, age 5 and Nicholas, age 3.

Julie is with the Downtown Dayton Partnership.



FUJITEC Elevators. Escalators. Service.



With more than 30 years of experience in the U.S., Fujitec America focuses day in and day out on elevating the performance of their customers by delivering uptime, cost-saving solutions, safety and reliability to America's busiest and most successful buildings.

To learn more about Fujitec's service/maintenance and modernization expertise, contact us today:

www.fujitecamerica.com | 513.755.6100

It's time you experienced the Performance of Fujitec.

Securitas USA, a knowledge leader in security services

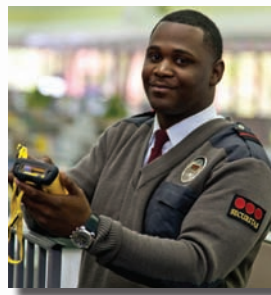


SecuritasVision is a robust electronic post management system that improves communication and information sharing through a secure and scalable web-based application.

Our clients can see the value we provide - 24 hours a day - by logging on to our secure **Client Portal**, which gives instant access to their facilities' critical information in real time.

Through the **Client Portal**, our clients have access to:

- Our People** - current security officer schedules
- Our Procedures** - post orders, incident tracking and trending, and tour information
- Our Tools** - all technology utilized at their site, including IP monitored cameras
- Our Training** - site specific learning plans with progress tracking capabilities
- Our Feedback** - key performance indicators and scorecard information



The **Client Portal** provides total access with total transparency to what's taking place at your site. It's a testament to our commitment to bring cutting-edge solutions to our clients that deliver the added value they've come to expect from Securitas USA.

For more information, please contact:

Bill Mangus | bill.mangus@securitasinc.com

Dayton & Toledo Area: 513.312.7534 | Columbus Area: 614.207.0546

Securitas Security Services USA, Inc. is a knowledge leader in security. As the nation's leading security provider, Securitas USA and its affiliates offer security solutions, including uniformed security officers, mobile patrol and consulting & investigations. Everywhere from small businesses to large corporations, our 100,000 employees are making a difference. | www.securitasinc.com



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



Beverly Campanaro
Branch Manager

The Murphy Elevator Co., Inc.
602 Main Street, Suite 306
Cincinnati, Ohio 45202

513.381.2943 OFFICE
513.381.2986 FAX
800.321.1527 SERVICE
502.587.1225 CORP. OFFICE
513.562.7956 MOBILE
beverly@murphyelevator.com
www.murphyelevator.com

More than 35 million heart-shaped boxes of chocolate will be sold for Valentine's Day.



DeBra-Kuempel

Mechanical-Electrical
An EMCOR Company

➔ Building Relationships. Building Solutions.

- > HVAC Preventive & Total Maintenance
- > Chillers
- > Special Projects Team
- > Refrigeration & Low-Temp Equipment
- > Controls
- > Plumbing
- > Process Piping
- > Electrical
- > Design/Build Construction
- > Tenant Finish & Retrofit
- > New Construction
- > Engineering

➔ What can we do for you?

Toll Free: 800.395.5741 Visit: www.debra-kuempel.com
24/7/365 Service

Cincinnati Office

3976 Southern Avenue
Cincinnati, OH 45227
T 513.271.6500
F 513.271.4676

Dayton Office

1948 W. Dorothy Lane
Dayton, OH 45439
T 937.531.5455
F 937.531.5456

Maysville Office

702 Parker Drive
Maysville, KY 41056
T 606.563.8505
F 606.563.8750

NATIONAL STRENGTH • LOCAL COMMITMENT



U.S. LAWNs

Commercial Landscape Management at its best

U.S. Lawns is ranked #9 in
"Top 100 Companies in the Market"
by Lawn & Landscape Magazine.

We take pride in our quality
and our customer service.



U.S. LAWNs SERVICES:

- Full service landscape management
- Irrigation management
- Fertilization & pest control
- Seasonal color design & installation
- Select custom services
- Snow & ice management

Every customer is important to us! Please call us to discuss how we can help you.



For more information please contact U.S. Lawns at
Shawn.Bone@USLawns.net or

937-767-2015

Since 1986, U.S. Lawns has provided quality commercial landscape management services to our customers year-round.
www.USLawns.com

Delivering on the Promise of Clean
Since 1982

Sonshine

Commercial Cleaning

Office Cleaning
Medical Facilities & Doctors' Offices
Terminal Cleaning • Surgical Centers
Churches • Schools • Universities



- Tile & Grout Cleaning
- Strip & Wax Floors
- Carpet Cleaning
- Construction Cleanup

Serving
Dayton &
the Miami
Valley



CINCINNATI

DAYTON

513-933-8161 • 937-438-1280

www.sonshinecleaning.com

SimplexGrinnell BE SAFE.

A Tyco International Company

Amy Berner
PMA Sales Representative

9685 Cincinnati-Dayton Road
West Chester, OH 45069

C: 937.603.6745 P: 513.342.9001 F: 513.342.9002 D: 513.342.9006
aberner@simplexgrinnell.com • www.simplexgrinnell.com

David M. Roark, CFM
Vice President
Service/Special Projects
Division

CHAPEL

SINCE 1946

Chapel Electric Co., LLC

1985 Founders Drive
Dayton, OH 45420
937.222.2290 Office
937.222.3453 Fax
937.640.7911 Direct
937.673.1374 Cell
dave.roark@chapel.com
www.chapel.com

OH License #22770

Dayton BOMA Members of the Year

Dave Wallace, Principal Member – Dave joined BOMA over 20 years ago and has been a very involved member since joining us. He has served on the Dayton BOMA Board of Directors for approximately 10 years, serving as a Principal Director in addition to our local President for two years. Dave is currently heading up the Government Affairs Committee and the Emergency Preparedness Committee.

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

Bill Mangus, Associate Member –

Bill joined the Dayton Building Owners and Manager Association over 10 years ago and has been a wonderful addition to our group. He's always willing to help out when asked. He and Securitas have been very generous in their support of BOMA over the years.

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

We would like to thank Tracy Ryan Edwards for successfully leading us through 2012 as Dayton BOMA President. At our December meeting, Tracy was presented with an engraved book clock as a token of our appreciation for her outstanding efforts. Tracy, THANK YOU again for your dedication to BOMA!



Every Valentine's Day, the Italian city of Verona, where Shakespeare's lovers Romeo and Juliet lived, receives about 1,000 letters addressed to Juliet.

Christmas Program and 2013 Dayton BOMA Board of Directors



UNITING PEOPLE TO PROTECT THE PLANET Earth Hour 2013: Saturday 23rd March, 8:30PM

In 2007, WWF-Australia inspired Sydney-siders to show their support for climate change action in the first ever Earth Hour event. It showed that everyone, from children to CEOs and politicians, has the power to change the world they live in. In Sydney, Australia, 2.2 million individuals and more than 2,000 businesses turned their lights out for one hour to take a stand against climate change.

In 2008, the plan was to take Earth Hour to the rest of Australia. But then the City of Toronto, Canada, signed up and it wasn't long before 35 countries and almost 400 cities and towns were part of the event. It said something compelling to the world: that the climate challenges facing our planet are so significant that change needs to be global.

With the invitation to "switch off" extended to everyone, Earth Hour quickly became an annual global event. It's scheduled on the last Saturday of every March – closely coinciding with the equinox to ensure most cities are in darkness as it rolled out around the Earth.

In 2011, Earth Hour saw hundreds of millions of people across 135 countries switch off for an hour. But it also marked the start of something new – going Beyond the Hour to commit to lasting action on climate change. In 2012, Earth Hour celebrated its largest event to date with more than 6,950 cities and towns in 152 countries and territories switching off their lights, and with hundreds of thousands of people accepting an IWIYW challenge to take their commitment to the planet beyond the hour. With the power of social networks used to promote the campaign, Earth Hour is working towards an interconnected global community committed to creating a more sustainable planet.

Modern **ENTRANCE SYSTEMS, INC.**

SALES & SERVICE
WE SERVICE ALL MAKES OF AUTOMATIC, MANUAL,
SWINGING, SLIDING, OR REVOLVING DOORS

24 HOURS – 7 DAYS

besam  **BEA**
We open up New Horizons

IR Schlage
Wyreless Access

VON DUPRIN **DOR-O-MATIC**

 AAADM
Certified Inspectors
*American Association of
Automatic Door Manufacturers*

"SERVICING THE DAYTON & CINCINNATI AREAS SINCE 1958"

513-241-1565
CINCINNATI

 937-431-8141
DAYTON

 **RIECK**
SERVICES
EARNING YOUR TRUST SINCE 1892

Building and Maintaining Facility Systems

Dayton, OH (937) 274-1987
Lima, OH (419) 228-0264
www.rieckservices.com



Darrin Middendorf
Territory Manager

 **Otis**
A United Technologies Company

Otis Elevator Company
321 S. Main St.
Dayton, OH 45402
Tel: (937) 222-4669 Fax: (937) 222-28582
Cellular: (937) 604-0306
Darrin.Middendorf@otis.com

TENANT SURVEY REVEALS BOMA 360 BUILDINGS OUTSHINE COMPETITION

BOMA 360 Buildings Score Higher in 52 Out of 54 Tenant Satisfaction Categories

According to a new study by Kingsley Associates buildings that have earned the BOMA 360 Performance Program® designation have higher tenant satisfaction scores in 52 out of 54 categories compared to commercial office buildings without the BOMA 360 designation. Most notably, 92 percent of tenants in BOMA 360 buildings report high overall satisfaction.

Now in its fourth year, BOMA 360 is a commercial real estate designation developed by the Building Owners and Managers Association (BOMA) International that recognizes all-around excellence in building operations and management. The program benchmarks a building's performance in six key areas including: operations and management; security and safety; training and education; energy; environment and sustainability; and tenant relations. Currently there are 462 BOMA 360 buildings in more than 55 cities in the U.S., including Atlanta, Boston, Dallas, Houston, San Francisco and Washington, D.C., which each have more than 25 BOMA 360 buildings.

"BOMA 360 is an increasingly valuable designation for property owners and managers to differentiate their assets as a way to recruit and retain tenants," said BOMA International Chair-elect Joseph W. Markling, managing director, Strategic Accounts at CBRE. "The findings of this study confirm that BOMA 360 buildings consistently provide quality tenant service and achieve top-notch performance."

In addition to overall property management, Kingsley Associates surveyed tenants in categories including maintenance, leasing, security and air quality. BOMA 360 buildings outperformed a comparable set of commercial office buildings without the designation in all of the top survey categories. Other key highlights:

- 74 percent of tenants in BOMA 360 buildings noted they are satisfied with the value they receive for the rent they pay, compared to 68 percent of tenants in other buildings.
- More than 90 percent of tenants rated personnel in BOMA 360 buildings as "good" or "excellent."
- 88 percent of tenants in BOMA 360 buildings reported they are happy with the overall sense of security compared to 84 percent of tenants in other buildings.
- 80 percent of tenants in BOMA 360 buildings rated the indoor air quality "good" or "excellent" compared to 74 percent of tenants in other buildings.

Kingsley Associates is the real estate industry's leading provider of research and consulting services. These findings are based on surveys of 4,000 tenants in 180 BOMA 360 buildings.

Teachers will receive the most Valentine's Day cards, followed by children, mothers, wives, sweethearts and pets.

VALENTINE'S DAY

When did it all start?

There are various theories on the origin of Valentine's Day, but the most popular dates back to the time of the Roman Empire during the reign of Claudius II, 270AD. Claudius didn't want men to marry during wartime because he believed single men made better soldiers. Bishop Valentine went against his wishes and performed secret wedding ceremonies. For this, Valentine was jailed and then executed by order of the Emperor on February 14. When in jail, he wrote a love note to the jailor's daughter signing it, "From your Valentine". Sound familiar?

EARTH DAY 2013

On April 22nd, more than one billion people around the world will take part in the 43rd Anniversary of Earth Day. From Beijing to Cairo, Melbourne to London, Madrid to Johannesburg, Rio to New York, communities everywhere will voice their concerns for the planet, and take action to help protect it.

In the face of unprecedented occurrences of extreme weather, loss of species, and pollution, it is more important than ever that communities do their part to help protect the planet.

What can YOU do?

Throughout the month of April and on Earth Day, Earth Day Network and its wide range of partners will organize and promote events to educate communities and help protect the environment. You can find activities to join that are taking place in your community through, www.wiser.org and social media platforms, or you can create your own activity.

What are you doing for Earth Day?

Approximately one billion Valentines are sent out worldwide each year according to estimates by the U.S. Greeting Card Association. That's second only to Christmas.



Merchants Security has formed trusted relationships and protected the interests of local businesses for over 100 years. Let us protect your interests too.

James Houpt
PRESIDENT

2015 Wayne Avenue, PO Box 432
Dayton, Ohio 45409
phone 937.256.9373
toll free 800.777.2993
jhaupt@merchantssecurity.com
www.merchantssecurity.com

SINCE 1966

COMMERCIAL
INDUSTRIAL
RENOVATION

ELECTRICAL CONTRACTORS
Entering our 45th year of Electrical Contracting

It takes more than bright ideas.

We pride ourselves on the ability to encompass the entire range of interior and exterior electrical projects, including both high and low voltage work. Our project diversity and range of service include hospitals, schools, process control, power generation and manufacturing, just to name a few.

ESI Cincinnati
4696 Devitt Dr.
Cincinnati, OH 45246
513-454-3741

ESI Dayton
3400 Kettering Blvd.
Dayton, OH 45439
937-293-6138

ESI Cleveland
6161 Cochran Rd.
Solon, OH 44139
440-349-2600

24-HOUR EMERGENCY SERVICE



PuroClean[®]
The Paramedics of Property Damage

**Water • Fire • Mold • Biohazard
Damage Specialists**

Immediate Response

We accept insurance assignments



(937) 401-9700

PuroClean Emergency Services

www.PuroCleanDayton.com

Serving Dayton, Springfield & Cincinnati

Licensed and Fully Insured
Independently Owned and Operated

SAVE THE DATE 2013

**January 18–21, 2013
Winter Business Meeting**
Honolulu, HI

**May 1-3, 2013
BOMA Medical Office Buildings and
Healthcare Facilities Conference**
San Francisco, CA

**June 23–25, 2013
2013 Every Building Conference &
Expo[®]**
presented by BOMA International and
BUILDINGS
San Diego, CA



No Matter What the Season, You Can Count on Brickman

Complete Commercial Landscape Management Services

-  Landscape Maintenance
-  Landscape Enhancements
-  Horticulture Healthcare
-  Snow and Ice Management
-  Design/Build
-  Irrigation
-  Sports Turf
-  Tree Care



BRICKMAN

Enhancing the American Landscape Since 1939

Tony Newport

5 Branches Serving the Dayton
and Northern Cincinnati Area

937-235-9595

www.brickmangroup.com