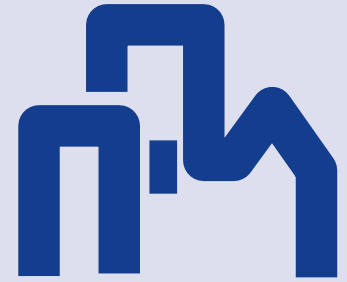


# Dayton BOMA

Building Owners & Managers Association



## BOMA Board Members:

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- Treasurer** – Sheri Simpson
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- Assoc. Director** – Ryan Zeman

## From The President



Summer has arrived and just in time for the kids to head back to school. I hope you were able to take some time to be with family and friends during these

past few months and of course, play a little golf. Speaking of golf — this year’s Dayton BOMA golf outing was a great success! Although the weather looked questionable, it turned out to be a beautiful day. I would like to say “THANK YOU” to the golf outing committee, all our sponsors who came through with many donations, and last, but not least, our 88 golfers. Nancy, thank you for all your efforts in organizing and keeping everyone updated along with coordinating the outing from the beginning until the end of the day. Congratulations to all of you who received awards for first and second place teams to the longest drive and closest to the pin. I always enjoy chatting with everyone and hearing how they’re doing by the time they reach Hole #3, which is where I hang out. Mark your calendars for next year’s event to be held on Monday, July 27, 2015. One of these days, I believe we’ll have a hole-in-one. Let’s see if it happens next year.

Thank you to everyone who brought in school supplies during our August membership luncheon. The poverty rate in the schools we collected for range from 60-100%. The supplies we collected will help several children with their school work and activities this year, along with reducing the stress on many of their parents.

Our after hour events have been very successful. If you’ve not been

to one, please watch for Nancy’s email announcements, take a look on our website calendar or check our newsletter for these events. They’re held on the third or fourth Thursday of every other month. It’s a great time to sit back, relax and get to know other Dayton BOMA members. Our next one is scheduled for Thursday, September 25th, at Milano’s Pizza on St. Rt. 741 in Miamisburg. This after hours event is being sponsored by Bill Mangus and Chuck Baker with Securitas Security. Thank you Bill and Chuck for sponsoring this event.

I attended the BOMA Every Building Conference and Expo in June of this year down in Orlando. The general sessions and the many breakout sessions were directed at hot topics that are of major concern to our property owners and managers. These range from updated security systems, floor measurements and getting BOMA’s voice heard by our local and state representatives.

Each year BOMA International holds a conference in October for BOMA Association Executives (BAE). This conference is held in Washington D.C. BAEs can apply for a scholarship through the BAE Council that will cover the cost of their travel and accommodations at this annual conference. At one of the BAE sessions held at this year’s convention in Orlando, the BAE Council announced the three recipients of this year’s scholarships. Please join me in congratulating Nancy as one of this year’s scholarship recipients! Out of the three awarded, two of them were from Ohio, the second is from Akron.

Enjoy the rest of your summer!

– Sharon Rislund

## Points of Interest:

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## 2014 Committee Chairs:

### Membership

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

### Government Affairs

Dave Wallace / (937) 865-7084  
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### Newsletter

Maureen Bereda / (937) 461-7474 ext. 118  
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### 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 Awards & Recognition Chair

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

## Upcoming Events and Speakers

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](mailto:nancy.bae.boma@ameritech.net)

**September 9th** – Julie Birchfield, Business Program Manager with DP&L along with Kirk Barrett, Commercial Conservation Representative with Vectren will be joining us to talk about their current rebate programs.

**September 25th** – After Hours Event to be held from 5-7pm at Milano's on St. Rt. 741 in Miamisburg. Bill Mangus and Chuck Baker with Securitas Security will be sponsoring this event.

**October 14th** – Solid Blend Technologies to discuss Ohio's largest Legionella outbreak that occurred in 2013.

**November 11th** – Speaker TBA. We will be collecting toys for the Marine Corps Reserve Toys for Tots Program at this membership luncheon.

**December 9th** – Holiday program to be held at the Presidential Banquet Center in Kettering.

## After Hours Networking Event



A big THANK YOU goes out to Jim Forbes and Murphy Elevator Company for sponsoring our After Hours Event on May 22nd. We had a great time and wish you could have joined us!

We'd also like to say THANK YOU to Sharon Rislund, Sheri Simpson, Jane Curtis, Karen Basista and Miller Valentine GEM Real Estate Group for sponsoring our After Hours Event in July. A great time was had by all who attended!

If you weren't able to attend either event, be sure to mark your calendar for our next After Hours Event to be held on **Thursday, September 25th** from 5-7pm at Milano's on St. Rt. 725. Bill Mangus, Chuck Baker and Securitas Security will be our sponsors.

If you're interested in sponsoring an After Hours Event, please contact Nancy Ferrara at (937) 299-2662 or [nancy.bae.boma@ameritech.net](mailto:nancy.bae.boma@ameritech.net)

## Congratulations!



*Congratulations to Ryan & Kelsey Klopp on the birth of their first child, Charlee Karroll Klopp!*

Charlee Karroll was born at Wilson Memorial Hospital in Sidney on May 21, 2014. She was born at 6:59pm and weighed 8lbs, 7oz and was 21" long. Ryan is with Otis Elevator.

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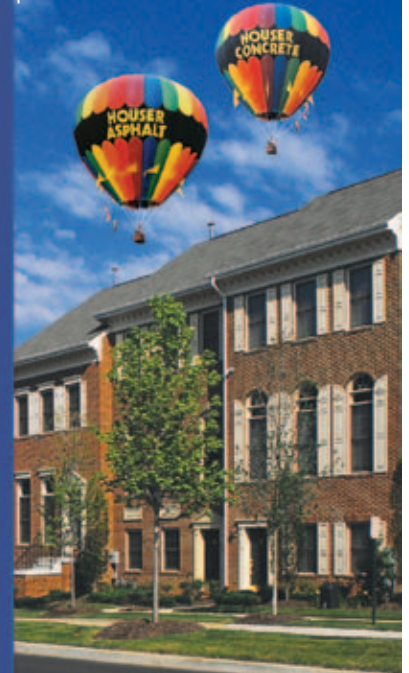
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## Sizzling Hot Temperatures: Watch out for Heat-Related Illnesses

It's hot and humid, and the summer temperatures are climbing! Unless you're in an air-conditioned environment, you're most likely sweating and uncomfortable. You're probably tiring more easily, and you may be working and moving more slowly. What you really need to be concerned about is the heightened risk of heat-related illnesses.

According to the Bureau of Labor Statistics Census of Fatal Occupation injuries data, 230 heat-related deaths occurred between 2003 and 2009. 40% of these fatalities occurred in the construction industry. Over that same time period, 15,370 heat-related injuries/illnesses requiring days away from work have occurred. It is necessary for employers and their employees to be able to recognize heat-related symptoms and know what to do to combat heat-related illnesses.

**Heat cramps** are painful muscle spasms in arms, legs, or abdomen caused by losing body salt while sweating.

**What to do:** Have worker rest in shady cool area. Hydrate by drinking water, clear juice, or a sport or vitamin drink that contains electrolytes.

**Fainting** may be a problem in the heat, especially if you spend a lot of time standing in one place.

**What to do:** Sit or lie down with feet slightly elevated. Also moving around, rather than standing still, reduces the risk of fainting in the heat. Keep hydrated with clear liquids.

**Heat exhaustion** can make you feel weak and possibly dizzy and/or nauseous. Other symptoms include headache, chills, clammy skin and profuse sweating.

**What to do:** Rest in a cool spot, preferably sit or lie down with feet slightly elevated, and drink plenty of fluids. If your condition doesn't improve, seek medical attention. Following an incident take it easy for a few days and reduce your pace of activity – especially if excessive heat continues to be a factor.

**Heat stroke** is life-threatening. Emergency medical attention is required. A victim of heat stroke stops sweating, causing the body to overheat. Symptoms include hot and flushed skin, very high body temperature, confusion, and possibly followed by loss of consciousness.

**What to do:** Call 911. Move the victim to a cool place, sponge with cold water, apply ice packs or cold drink cans, or immerse in cold water. Provide water or clear fluids only if the person is conscious.

# Frank Bullock Gets RPA Designation

Education for those who manage real estate assets is an important element of what we bring to our owners and organization. In May, Frank Bullock, Vice President and Director of Operations at the Mound Development Corporation, completed the requirements and received his RPA (Real Property Administrator) certification from BOMI. In this program, you learn and are tested on all aspects of operating a commercial building and maximizing a building's net income while minimizing risk.

Components of the program include design, operation, and maintenance of an office building. You become fully versed in budgeting and accounting for commercial real estate, risk management, and best practices in bidding. This program also covers reviewing and selecting contract providers, marketing and leasing the building, and the operations of the asset from an owner's perspective through a comprehensive asset management component.

An RPA brings a full understanding of all aspects of property management to an employer in the commercial real estate industry or to a building owner. The overall goal is to enhance the value of the asset through proper and strategic decision making.

Before you start taking the classes to receive your RPA designation, you are required to demonstrate a minimum of three years of verifiable property management experience and meet a minimum list of criteria and experiences.

The Required Courses are:

- Budgeting and Accounting
- Environmental Health and Safety Issues
- Ethics is Good Business® ShortCourse™
- Law and Risk Management
- Real Estate Investment and Finance
- The Design, Operation, and Maintenance of Building Systems, Part I
- The Design, Operation, and Maintenance of Building Systems, Part II
- Plus an elective course of your choosing

In total there is approximately 200 hours of class room training plus many hours on your own studying to pass the tests. Because the classes are not typically held in our area, Frank attended classes in Kansas City, Las Vegas, Columbus, Jacksonville (FL), Boca Raton (FL) and Huntington Beach (CA). Due to having to travel and work load requirements, it took Frank about 6 years to get his certification. Frank is one of 77 RPA's in Ohio and about 3,100 in the United States.

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To enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information.

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# Dayton BOMA Donates School Supplies to Families in Need



August 19, 2014

Dayton BOMA  
Nancy Ferrera  
1120 Belvo Estates Court  
Miamisburg, OH 45342

Dear Nancy,

On behalf of the Urban Child Development Resource Center (UCDRC) please extend our gratitude to Dayton Building Owners and Managers Association for their donation of school supplies.

The supplies have been extremely helpful for our students. Many of our students come to school unprepared for learning. Students are so happy when they have new supplies like their peers.

The poverty rates in our schools range from 60-100%, the needs are great. The start of school is financially taxing for parents due to school fees, uniform costs, and supplies. Thank you for reducing the stress of many of our parents.

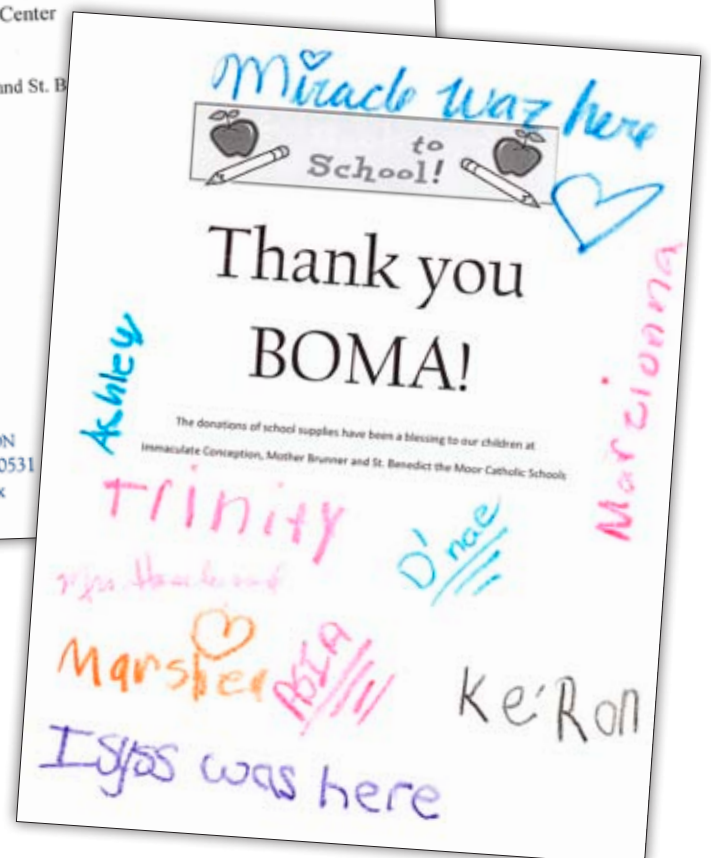
Thank you, Nancy, for taking the time and energy to organize this event to help these families. Your outreach and efforts are appreciated.

Peace,

  
Michelle Sherman, LSW/Family Advocate  
Urban Child Development Resource Center  
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# Dayton BOMA 29th Annual Golf Outing

## Congratulations to this year's winners!



### 1st Place

Dave Wallace, Tom Lambe,  
John O'Brien, Mike Fisher

### Closest to the Pin

Women's – Rosanna Lakeman  
Men's – Ryan Schenk



### 2nd Place

Byron Denny, Andy Drake,  
Frank Bullock, Alan Denny

### Longest Drive

Women's – Sue Zickefoose  
Men's – Ken Metz



***This event could not take place without the hard work  
and dedication of our volunteers. THANK YOU!***

Susie Dichito, Debra-Kuempel Mechanical  
Jane Curtis, Miller Valentine GEM  
Sheri Simpson, Miller Valentine GEM  
Sharon Rislund, Miller Valentine GEM  
Maureen Bereda, Turner Property Services  
Nancy Reed, DSS Sweeping Service  
Amy Berner, SimplexGrinnell

Richard McEhheimer, Solid Blend Technologies  
Ken Elrich, Solid Blend Technologies  
Shawn Bone, U.S. Lawns  
BJ Hamilton, U.S. Lawns  
Jennifer Brumfield, American Building Maintenance  
Joe Rucker, Brickman Group

# 29th Annual Golf Outing Sponsors

Thank you to all of our sponsors! Your support is greatly appreciated!



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## Member Highlight - Kathy Schibi Schindler Elevator Corporation



My name is Kathy Schibi, and I am thrilled to be a new member of BOMA in Dayton! I am a Senior Account Manager for Schindler Elevator Corporation, where I have been servicing the Greater Dayton and Cincinnati areas for the last 23 years.

I have the privilege of working closely with many building managers and Associate members, in the Greater Dayton area that are current Dayton BOMA members. I sincerely look forward to continuing my business relationships with these members, as well as getting to know those that I currently have not been fortunate enough to meet.

Having lived in Cincinnati all my life, I am a graduate of the University of Cincinnati, as well as Xavier University. Over the years, I have been very involved in Junior League, Xavier University's Mentor Program, Council on Child Abuse and my Church's Community Soup Kitchen. Additionally, I am a Board Member of BOMA Cincinnati, as well as a member of IREM.

I enjoy travel, cooking, entertaining, health, fitness, continual learning, community service and volunteering.



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## Thank You, Amy Berner!

The Dayton BOMA Board of Directors would like to thank Amy Berner with SimplexGrinnell for her time and dedication over the past several years as our Newsletter Chair. Amy recently stepped down from the position to Chair the Building Awards and Recognition Committee.

## Who Will Be Our Next Star?

Congratulations to our August Membership Star winner, **Maureen Bereda** with **Turner Property Services Group**. Maureen brought on a new golf outing sponsor and foursome at this year's golf outing in addition to working the event for us.



She currently sits on our Board of Directors and recently stepped up to take on the position of Committee Chair for the Newsletter Committee.

Maureen received a certificate of appreciation along with a gift card to Starbucks. A special THANK YOU to Bill Mangus and Securitas Security for their starring role as our Membership Star sponsor this year!



## CREate Your Own Success

Being an active and involved member of BOMA helps shape and direct a successful commercial real estate career. And one of the best ways to participate in BOMA is by attending the Winter Business Meeting



which takes place January 16-19, 2015 in Scottsdale, Arizona. Whether you're interested in advocacy, education, membership, leadership development, or other industry issues, BOMA has a committee or task force that would value your contribution. The Winter Business Meeting is your ideal opportunity to learn, network and participate in interactive discussions on current trends and best practices in commercial real estate, and to help shape the future direction and mission of BOMA International.

BOMA International's Board of Governors, the BOMA Regions and all committees and task forces will meet during the Winter Business Meeting.

All conference events will take place at the Westin Kierland Resort, located in the heart of "New Scottsdale," with easy access to retail centers, restaurants and a variety of desert activities. You'll be prompted to make your hotel reservation when you register for the Winter Business Meeting. Go to [boma.org](http://boma.org) to register.



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*EER subscriptions are valid until the release of the next year's EER, which generally occurs in June. For example, if you subscribe to the EER in July of 2014, you will have access until June of 2015. If you subscribe in February of 2015, you will also have access until June of 2015.*

# Fall HVAC Maintenance: Get Your Heating System Ready for Winter

Summer is quickly coming to an end. Before you know it, the fall season will be here, which can only mean one thing; winter is right around the corner. And while the holiday's snowmen and hot chocolate may still seem far away, fall is the perfect time to start preparing your commercial building/home for the harsh, frigid winter season.

Is your heating, ventilating and air conditioning (HVAC) system ready for the cold weather? As a property manager or building owner, it is better to find out now than after winter has begun, especially when you consider that heating demands account for 33% of the overall energy consumption of most commercial buildings. Ensuring that your HVAC system is working efficiently can greatly impact your bottom line. But how do you go about preparing your HVAC system for winter?

## Fall HVAC Preventive Maintenance Tips

### Is it time to replace your HVAC system?

Before you do anything, consider the age of your heating system. If it is more than 10 years old, it may be time to contemplate replacement. A lot of gas furnaces installed more than 10 years ago are only about 50-60% efficient. Today's gas furnaces boast efficiency ratings as high as 97%.

**Replace or Clean Air Filters:** Dirty air filters restrict air flow and hamper the efficiency of your entire HVAC system. So if you haven't changed or cleaned your air filters in a while, now is the perfect time to fix that. This should ideally be done every month.

**Adjust the Supply Registers:** Remember, hot air rises and cold air falls. So when the weather begins to cool, it is important to open a few of the supply registers on the first floor and close a few on the second floor. This will help your system heat your commercial building/home more efficiently.

**Calibrate Thermostats:** If the calibrations are not correct, your heating system will not be as efficient as it could be.

**Invest in a Programmable Thermostat:** A programmable thermostat allows you to better manipulate the heating and cooling of your office building. You may need to re-program the thermostat for different temperatures for different times of the day. And using such a thermostat could end up cutting your heating costs anywhere from 20% to 75%.

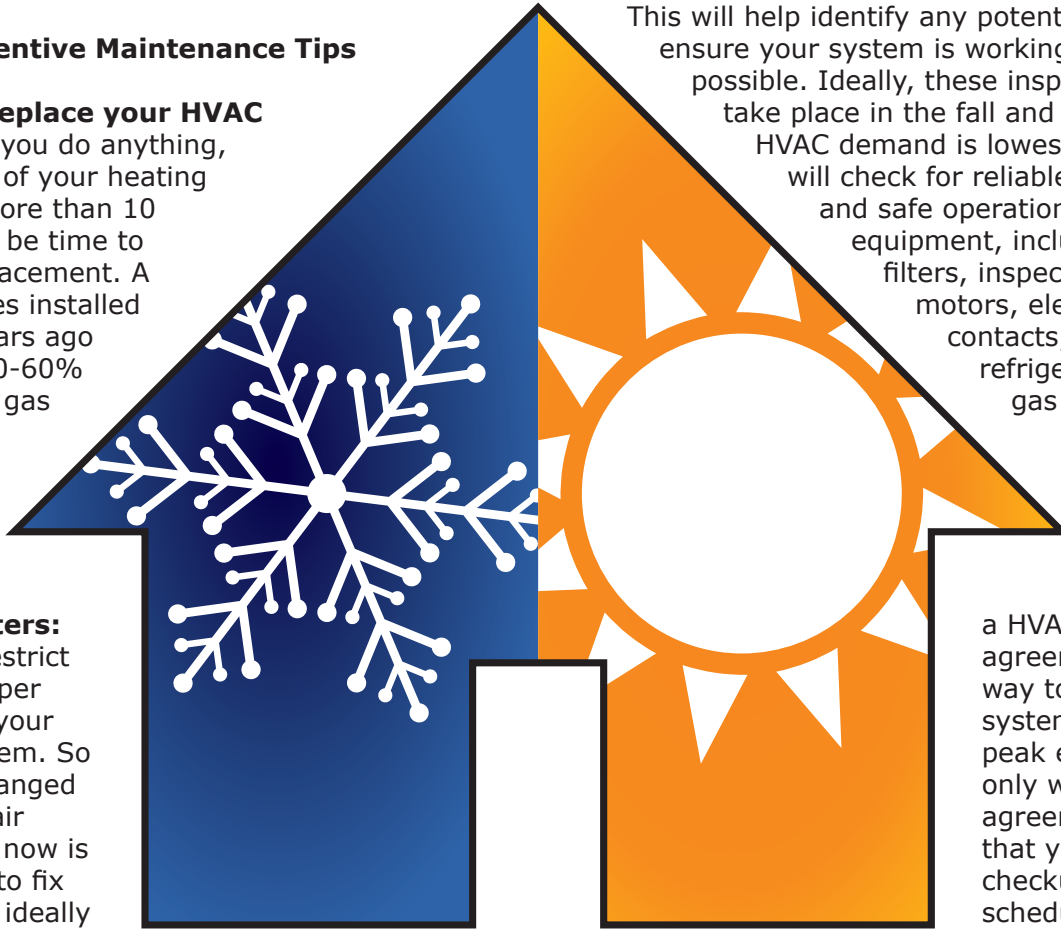
**Check the Furnace:** Before starting your furnace for the first time this winter, have it professionally inspected and cleaned. This will not only ensure that your furnace operates safely, but also efficiently.

**Professional HVAC Inspection:** Most importantly, you should have your HVAC system inspected twice a year by a professional contractor. This will help identify any potential problems and ensure your system is working as efficiently as possible. Ideally, these inspections should take place in the fall and spring, when HVAC demand is lowest. Technicians will check for reliable, efficient and safe operation of all HVAC equipment, including checking filters, inspecting belts, motors, electrical switches, contacts, safety switches, refrigerant levels, and gas pressure.

### HVAC Maintenance Agreements:

Taking advantage of a HVAC maintenance agreement is a great way to keep your system running at peak efficiency. Not only will such an agreement ensure that your seasonal checkups are done on schedule, but having an HVAC maintenance agreement means you will receive priority service in the event of equipment failure or other problems. An HVAC maintenance agreement will provide you with peace of mind while also saving you money in the long term. Now that is a win-win.

– Wes Eversole, Rieck Services



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**Toys for Tots Campaign Success**



GySgt Antonio Kitchens, Coordinator for the Marine Corps Reserve Toys for Tots program, presented Nancy Ferrara, BOMA Association Executive, with a plaque showing their appreciation for Dayton BOMA's support of their 2013 Toys for Tots Campaign.



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# EPA Recognizes BOMA International with 2014 ENERGY STAR® Partner of the Year Sustained Excellence Award

## Award Marks Seventh Earned by BOMA International

The U.S. Environmental Protection Agency (EPA) has recognized the Building Owners and Managers Association (BOMA) International with a 2014 ENERGY STAR® Partner of the Year Sustained Excellence Award for its continued leadership in protecting the environment through a superior commitment to energy efficiency. BOMA International has received a total of seven ENERGY STAR awards and remains the only commercial real estate association to have received this honor.

The 2014 Partner of the Year Sustained Excellence Awards are given to a select group of organizations that have exhibited outstanding leadership year after year. These winners have reduced greenhouse gas emissions by setting and achieving aggressive goals, and employing innovative energy efficiency approaches. These awards recognize ongoing leadership across the ENERGY STAR program, including energy-efficient products, services, new homes and buildings in the commercial, industrial and public sectors. Award winners were selected from the 16,000 organizations that participate in the ENERGY STAR program and were recognized at an awards ceremony in Washington, D.C. on April 29, 2014.

BOMA International, an ENERGY STAR partner since 2005, was honored for its long-term commitment to energy efficiency, which is integrated into a number of its programs and initiatives, including:

- The **7-Point Challenge**, which called on BOMA members to reduce energy consumption by 30 percent across real estate portfolios as gauged against an average building measuring a 50 on the ENERGY STAR Portfolio Manager benchmarking tool over a five-year period. Since the program's successful conclusion in 2012, BOMA analysis has shown that participating buildings saw an average decrease of 26.7 kBtu/square foot in adjusted energy use and an average decrease of 113.35 kGal in total water use.
- **Annual conference offerings**, including the "Sustainability and Energy Management" education track and the Green Pavilion and ENERGY STAR® Showcase, which highlights solutions and products to help property professionals stay one step ahead of the energy management curve.
- Various **publications**, including Commercial Lease: Guide to Sustainable and Energy Efficient Leasing for High-Performance Buildings, the industry's first green lease guide now in its second edition, and Working Together for Sustainability: The RMI-BOMA Guide for Landlords and Tenants, a free eBook created in collaboration with the Rocky Mountain Institute that provides a framework for tenants and owners to share the benefits of energy efficiency savings.

- The **BOMA 360 Performance Program® and the Outstanding Building of the Year® (TOBY) competition**, both which require applicants to complete benchmarking through the ENERGY STAR Portfolio Manager. BOMA 360 rates buildings across several areas of operations and management, including categories in Energy and Environmental/Sustainability.
- The launch of the **BOMA STARS** initiative in 2011 to promote the importance of benchmarking energy consumption in commercial buildings through EPA's Portfolio Manager by sharing that data with BOMA's Master Account. This effort highlighted the effectiveness of the voluntary marketplace in reducing energy consumption without costly new mandates. Since its launch, more than 3,000 buildings have benchmarked and shared their data with BOMA International.
- Ongoing cumulative accomplishments in the areas of advocacy, education, research and other industry initiatives.

Across the U.S., top organizations and companies are leading the way toward a more energy-efficient future through their participation in ENERGY STAR. Through 2013, with help from ENERGY STAR, American families and businesses have saved \$297 billion on utility bills and prevented more than 2.1 billion metric tons of greenhouse gas emissions.

"Winning our seventh ENERGY STAR award reaffirms BOMA International's continued role as an energy efficiency leader in the commercial real estate industry," commented BOMA International Chair Rich Greninger, managing director with Carr Properties. "We remain committed to providing building owners and managers with the energy management tools, education and resources to reduce consumption and strengthen the voluntary marketplace. We also would like to extend our congratulations to our many member companies who have been honored with 2014 ENERGY STAR awards for their sustainability efforts."

"BOMA International has earned EPA's highest ENERGY STAR award – the 2014 Partner of the Year Sustained Excellence Award – because of its unwavering commitment to helping its industry become increasingly more energy efficient," added EPA Deputy Administrator Bob Perciasepe.

BOMA International previously was honored as ENERGY STAR Partner of the Year in 2007 and 2008, and received the Sustained Excellence Award in 2009, 2010, 2012 and 2013.

## Congratulations to Sean Turner!

In order to obtain your Broker's license a person must first have their real estate salesperson license and act in that capacity for an average of 30 hours a week for two of the last five years. A person must complete 30 hours of Financial Management, 30 hours of Human Resource or Personnel Management, 30 hours of Applied Business Economics and 30 hours of Business Law. Additionally, you must have completed 20 real estate transactions or have such equivalent experience as defined by rules adopted by the Ohio Real Estate Commission.

Since Sean strictly performs in the capacity of a commercial property manager and didn't have the transaction experience needed, he had to file an appeal to sit for the Broker's exam. He attended a hearing before the Ohio Real Estate Commission to prove his equivalent experience through the square footage of properties managed, rents collected, operating expenses/budgets he manages, and the number of leases at those properties.

The Commission approved his appeal and allowed him to sit for the exam. Sean took the Broker's "crammer course" over a long Friday evening and all day Saturday and Sunday, culminating in the exam on May 24, 2014 - two parts, National and Ohio - and passed!

Sean's first Financial Management class was back in September 2013, so the whole process took approximately 9 months. Sean is glad it's over and done! Sean is with Turner Property Services Group.



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