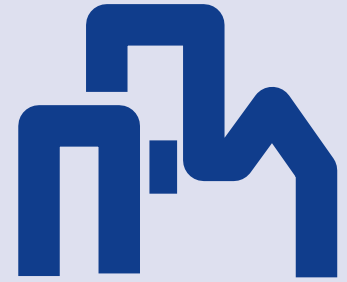


September 2015

Dayton BOMA

Building Owners & Managers Association



BOMA Board Members:

President – Frank Bullock
Vice President – Sean Turner
Past President – Sharon Rislund
Secretary – Sherri Simpson
Treasurer – Tony Pinto
Principal Director – Maureen Bereda
Principal Director – Dave Wallace
Associate Director – Amy Berner
Associate Director – Kathy Schibi

From The President



Can you believe summer is almost over? I hope everyone has taken time over the summer to spend some quality time with their families.

With fall approaching, it's time to start thinking about budgets for 2016. I'm sure everyone has taken the time to walk their facilities, parking lots and grounds and have noted things that need taken care of next year. It's also time to look at our facilities to make sure that we will be ready for the cold weather this winter. It's never too early to plan ahead! It's our job as property managers to protect and enhance the value of the properties we manage for our owners.

Throughout your budget process, please don't forget our BOMA Associate members. They would be glad to provide quotes on any of your projects. Also, look to them

as well if you need to rebid your routine preventative and corrective maintenance programs. We had great participation by our Associate members at our Trade Show in June. I hope everyone enjoyed themselves.

We had a wonderful golf outing again this year! A big **THANK YOU** to our Golf Outing Committee (Ryan Zeman, Amy Berner, Maureen Bereda, Sean Turner, Tony Pinto, Sharon Rislund, Dave Wallace, Wes Eversole and Frank Urwin) and all those who attended. There was a lot of fun going on as well as networking AND the weather turned out wonderful!

Now it's time for the kids to get back in school and football season to begin. I hope everyone is ready to root for their favorite school team as well as their professional sports team.

Enjoy the fall weather, take time to enjoy the beautiful foliage and cheer your teams to a great season.

— *Frank Bullock*

Who Will Be Our Next Star?

Our membership star winners for the month of August have both volunteered their time to help make our golf outing a huge success this year. The Dayton BOMA Board of Directors would like to thank **Ryan Zeman** for stepping up to head up the Golf Outing Committee and **Maureen Bereda** for all her time and effort in securing additional sponsorships and foursomes for

this year's outing. Please join us in congratulating both Maureen and Ryan as our Membership Star winners for August.

Thank you both for your time and support you give Dayton BOMA.

A special **THANK YOU to Bill Mangus and Securitas Security** for their starring role as our Membership Star Sponsor!

Points of Interest:

Upcoming Events & Speakers	2
After Hours Networking Events	2
Fall Is For Planting!	3
Study: "Like-Kind" Exchanges	4
Courses for Property Managers	6
Member Highlight	6
Dayton BOMA Donates Supplies	8
BOMA 2016 Winter Meeting	10
Lifting: A Daily Routine	11

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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

September 8th - Joanne Li, Dean of the Raj Soin College of Business at Wright State University, will be joining us as our guest speaker.

September 17th - After Hours Event from 5-7pm at El Rancho Grande, 1200 Brown Street. This event is being sponsored by Sharon Rislund, Sheri Simpson, Jane Curtis, Karen Basista and Miller-Valentine Group Realty Services.

October 13th - Randy Chevalley, District Deputy Director of the Ohio Department of Transportation will be joining us in October.

November 10th - Matt Farrell and JP Nauseef with Dayton Hoopla, the Local Organizing Committee for the First Four, will be our guest speakers. We will be collecting toys for the Marine Corps League Toys for Tots program at this luncheon as well.

November 18th - After Hours Event from 5-7pm. This event is being sponsored by Becky Edgren and PuroClean Emergency Services. Location to be determined.

December 8th - Kettering Fairmont High School's Fusion choir will be our holiday entertainment again this year. Fusion is under the direction of Mr. Matthew Kohler.

Congratulations
to Frank Bullock on passing
the Ohio Real Estate License exam!

After Hours Networking Events

A big **THANK YOU** goes out to Bill Mangus, Chuck Baker and Securitas Security for hosting our July 16th After Hours Event at Milano's in Miamisburg. Everyone who attended had a great time!

If you weren't able to join us in July, be sure to mark your calendar for our next After Hours Event to be held on Thursday, September 17th from 5-7pm at El Rancho Grande, located on Brown Street in the UD area. This event is being sponsored by Sharon Rislund, Sheri Simpson, Jane Curtis, Karen Basista and Miller-Valentine Group Realty Services.

Be sure to mark your calendar for our November 18th After Hours Event as well. This event is being sponsored by Becky Edgren and PuroClean Emergency Services. Location to be determined.

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



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Fall Is For Planting!

You've seen it on banners. You've read about it in magazines and advertisements. But is it true? Is 'Fall' really for planting? YES IT IS! Just when folks are ready to "throw in the trowel" for the season, we're tooting the horns saying it's time to get the trowel out and get planting!

The initial question about fall planting comes from the fact that plants are losing leaves, they've stopped growing, and are shutting down for the winter. And that's true. But what's interesting is that while the tops are shutting down, the bottoms, or root systems, or firing up! More roots are developed on plants during the fall season than any other time the rest of the year. So, by planting in the fall, you're giving

those newly planted trees and shrubs a head start on next year. When spring rolls around, and those plants are thinking "flowers and leaves", they will have already started developing a root system last fall, that will help to support their spring growth.

(In addition to root development, planting in the fall is less stressful on the plants and us with the cooler temperatures, and under normal situations, Autumn's natural rainfall helps with watering.)

Fall is the best time for planting most trees, shrubs, evergreens, lawns, perennials, spring flowering bulbs, as well as planting all those great plants that provide us with great colors late into the season like mums, asters, cabbage and kale, Montauk daisies, pansies and violas, ornamental peppers, fall flowering perennials, perennial herbs, colorful hardy vines, and a wonderful selection of cold hardy annuals. (Fall is also one of the best times for transplanting most trees, shrubs, evergreens, perennials, etc, for all the same reasons that its such a good time for planting.)

A healthy, well planned landscape can add as much as 15-20% to the value of your home, return as much as 200% on the original landscape investment, and as realtors will tell you, increases the resale value as well as improving the curb appeal when trying to sell your home. It also provides personal pleasure and enjoyment, as well as helping the environment both aesthetically and functionally. And now that you know fall is the best time to plant, what are you waiting for? Get out and get planting today! – Shawn Bone, U.S. Lawns



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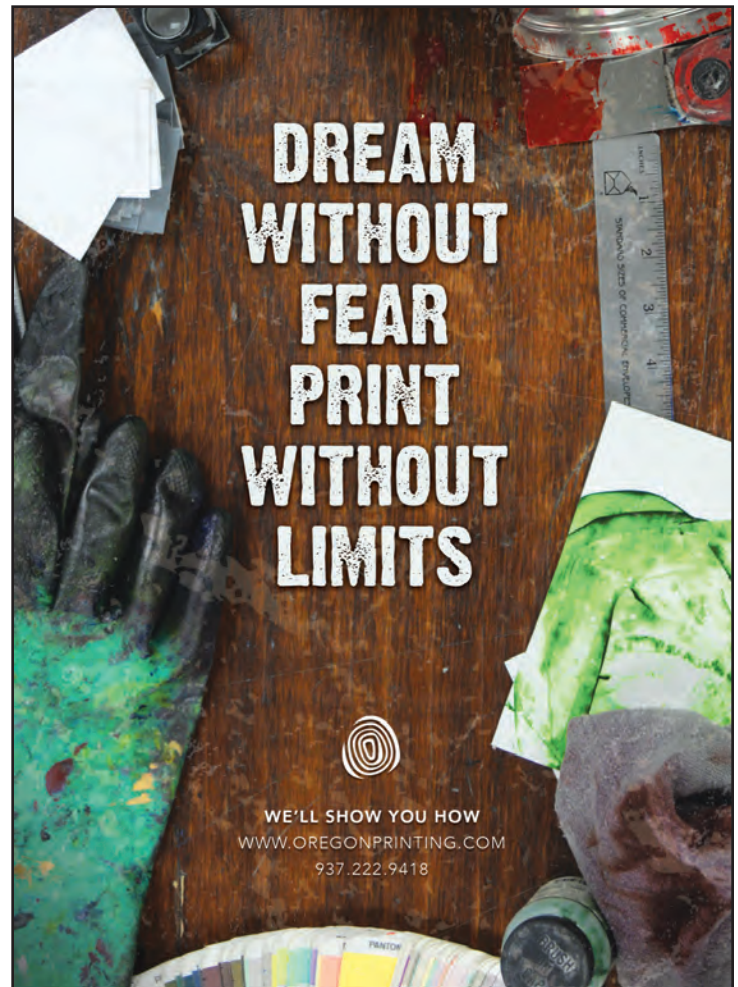


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Study: "Like-Kind" Exchanges Vital To Health of Commercial Real Estate and the U.S. Economy

The Building Owners and Managers Association (BOMA) International, with support from its Industry Defense Fund and in collaboration with 15 other real estate associations, has released a groundbreaking study on the economic effects of repealing Section 1031 of the United States tax code, also known as "like-kind" exchanges. The study, written by Professors David C. Ling and Milena Petrova, finds that a repeal of the provision would damage the long- and short-term economic health of both the commercial real estate industry and the U.S. economy in general.

1031 or like-kind exchanges allow for the seller of an investment property to defer capital gains on the sale of that property if they purchase another investment property of similar kind of same or greater value within a short amount of time, effectively exchanging the property for a like-kind and maintaining the money in an investment. The capital gains tax ultimately is paid when the final property is sold and the investment is cashed out.

The first-of-its-kind study, titled "The Economic Impact of Repealing or Limiting Section 1031 Like-

Kind Exchanges in Real Estate," finds that, on average, taxpayers using a like-kind exchange acquire a new, replacement property that is \$305,000 to \$422,000 more valuable. Properties that are replaced without using a 1031 exchange usually are less expensive or of equal value. Also, running contrary to the notion that 1031 exchanges are a tax avoidance strategy, in 34 percent of exchanges, some federal tax is paid. More importantly, over the long run, like-kind exchanges boost tax revenue because of the higher liability that comes about from acquiring and disposing of a higher cost asset.

Other significant findings in the study include:

- Repealing like-kind exchanges would raise the effective tax rate on the taxpayer's investment (including rental income and gain, assuming a nine-year holding period) from 23 percent to 30 percent for a typical property owner who is deferring their gain on a commercial property.
- Repealing like-kind exchanges would mean that rents would need to increase from eight to 13 percent before new construction would be economically viable. These higher rents would reduce the affordability of commercial space for both large



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Breakfast & Learn with Dayton Power & Light

and small tenants. The price declines and rent effects of eliminating real estate like-kind exchanges would be more pronounced in high-tax states.

- Repealing like-kind exchanges would slow real estate transaction activity. The study illustrated how properties acquired and sold between 1997 and 2014 using like-kind exchanges had significantly shorter holding periods.

"As illustrated by this important study, if 1031 exchanges were to be repealed, commercial real estate transaction activity would decrease dramatically, among other unintended harmful consequences for our industry," commented BOMA International Chair Kent C. Gibson, BOMA Fellow, president of Capstone Property Management, L.C. "As Congress continues to weigh options for tax reform, BOMA International will continue to work with our coalition partners to educate lawmakers on the fact that like-kind exchanges help grow our economy, as commercial real estate is a significant driver of the country's economic engine."

Find the study in its entirety on the BOMA International website.

BOMA'S MISSION

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

Our fourth Breakfast & Learn Session was held on Wednesday, May 6th at the DP&L offices on Dryden Road. Julie Birchfield with DP&L, along with Lamees Mubaslat with DRG3, presented the "Bring Your Green Challenge", a friendly competition built around sustainability practices and increasing your bottom line.

After the presentation we were given a behind-the-scenes look at how DP&L delivers safe and reliable power to the Miami Valley. We were able to step inside DP&L's storm room to learn how DP&L prepares for major storms and responds to power outages.

THANK YOU to Julie Birchfield and DP&L for sponsoring this event!



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Lease Analysis, Valuation, Negotiation & Approval Course (For Property Managers)

BOMA International recently launched the Lease Analysis, Valuation, Negotiation and Approval course for property managers.

Topics in this course include: *The Real Estate Asset Manager; Economic Impact on Real Estate Fundamentals and Lease Negotiations; Negotiating Strategies; Parties involved in the Lease Negotiation; Choosing a Brokerage Team; Deal Transaction Flow; Principal Lease Terms and Provisions; New Lease Case Study; and Value Creation at the Property Level.*

The course is approximately two days in length (12-16 hours) and designed to be delivered in a live classroom setting. This course is targeted for commercial real estate property managers with 3-5 years' experience. It is designed to help property managers better understand the function of the asset manager in order to be more valuable to the entire commercial team, from owner on down.

This course qualifies for continuing professional development credits for the renewal of industry designations including RPA, FMA and SMA through BOMA International.

For more information contact Catie Slye, BOMA's Director of Education, at (202) 326-6350 or cslye@boma.org

COURSE SCHEDULE: 2015 Offerings

October 1 & 2, hosted by BOMA Utah
Call for more information: (801) 710-2590

October 15 & 16, hosted by BOMA Greater Los Angeles
Call for more information: (213) 629-2662 ext. 106

Member Highlight - Lin Behnken

Lin Behnken is the Commercial Sales Manager for CertaPro Painters here in Dayton. He was born in Kettering, grew up in Beavercreek and now has a home in town that he shares with his future wife and three beautiful children. Lin is an avid golfer and a huge fan of all things art-related. When he's not working, you can find him playing with the kids, working in the yard or tearing up the golf course.



Lin said "It's a real pleasure to be a part of the BOMA organization and looks forward to the experiences we will share in the years to come!"

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Dayton BOMA 30th Annual Golf Outing

Congratulations to this year's winners!



1st Place

Frank Urwin, Dave Burke,
Lin Behnken, Aaron Wilker



2nd Place

Guy Harvey, Rob Kanthak,
Brett Eshbaugh, Shannon Rine



Closest to the Pin

Men's – Tom Higgins

Longest Drive

Women's – Barbie Lambe • Men's – Ed Thompson



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

Maureen Bereda, Turner Property Services Group
Amy Berner, SimplexGrinnell
Dora Weis, SimplexGrinnell
Sharon Rislund, Miller-Valentine Group Realty Services
Sheri Simpson, Miller-Valentine Group Realty Services

Frank Bullock
Kathy Schibi, Schindler Elevator
Bryan Woods, CertaPro Painters
Alisa Culyer, Brickman Group
Richard McEnheimer, Solid Blend Technologies

30th Annual Golf Outing Sponsors

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



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BOMA Intl. Celebrates 25 Years of Accessibility in Commercial Real Estate

The Building Owners and Managers Association (BOMA) International is pleased to celebrate the 25th anniversary of the Americans with Disabilities Act (ADA). In the more than two decades since the landmark legislation was signed into law, prohibiting discrimination on the basis of disability and guaranteeing the rights of people with disabilities, BOMA International has continued to serve as an industry leader in supporting the efforts of building owners and managers to improve the accessibility of commercial properties.

Since the ADA was signed into law in 1990, BOMA International has served on the American with Disabilities Act Accessibility Guidelines Review Advisory Committee, the ANSI/ICC A117.1 Standard Committee and a number of other key forums where new accessibility provisions are developed. BOMA also has worked to ensure model building codes and standards are consistent with ADA Accessibility Guidelines. During the 2010 update of these guidelines, BOMA collaborated closely with the U.S. Department of Justice and the U.S. Access Board on revised requirements for a broad range of commercial spaces.

In addition to its continued participation in the development of federal regulations, building codes and standards, BOMA International has been able to provide property professionals with the resources and educational materials to better their understanding of ADA regulations and encourage implementation, leading to a more accessible built environment. Over the past 25 years, BOMA has created an entire library of ADA compliance publications for commercial property owners and managers, including:

- *BOMA International's ADA Compliance Guidebook: A Checklist for Your Building* (1991);
- *Opening Doors: Your Guide for Accommodating Persons with Disabilities* (1992);
- *The ADA Answer Book* (1992);
- *Guide to ADA Accessibility Regulations: Complying with Federal Rules and Model Building Code Requirements* (2003); and, most recently,
- *Guide to the 2010 ADA Standards*.

"BOMA International is proud to have contributed to the success of the ADA in creating accessibility in commercial spaces over the past quarter century," commented BOMA International Chair Kent C. Gibson, BOMA Fellow, president of Capstone Property Management, L.C. "We will continue to work closely with lawmakers and regulatory bodies to develop the next generation of accessibility requirements and to ensure that property professionals have the clear guidelines, educational tools and resources they need to successfully implement them."

Learn more about BOMA International's accessibility laws, codes and standards efforts at www.boma.org

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Coalition Invites Feedback on Intl. Measurement Standard

In June of 2015, the International Property Measurement Standards Coalition released its second global property measurement standard, *International Property Measurement Standard: Residential Buildings*, for public comment. IPMS: Residential Buildings is being developed by the Coalition to establish a common, international methodology for measuring residential property. It seeks to address existing inconsistencies in measurement practices between and even within markets, which can lead to confusion for consumers and the inability to compare property on a like-for-like basis. IPMS: Residential Buildings will enhance transparency and consistency in property data.

The Coalition is seeking public comment on its consultation draft, which may be accessed on the website www.ipmsc.org. Responses should be sent electronically to consultation@ipmsc.org. The consultation will close on Wednesday, September 30, 2015.

The International Property Measurement Standards Coalition is a group of more than 60 professional and not-for-profit organizations from around the world, including the Building Owners and Managers Association (BOMA) International, working together to develop and implement international standards for measuring property. For more information, visit www.ipmsc.org

Dayton BOMA Donates School Supplies to Families in Need



August 25, 2015

Nancy Ferrara
Dayton BOMA
P.O. Box 680
Dayton, Ohio 45409-0680

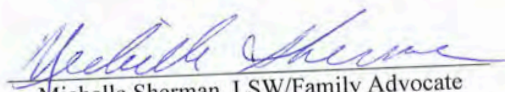
Dear Nancy,

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. A special thank you to Houser Asphalt who donated money toward school supplies. This money is also being used to supplement a parent's expense of student gym uniforms.

August is a difficult month for families on limited income. The expense of school supplies, uniforms, fees, and utilities are a financial strain on the working poor. Many of our families struggle pay check to pay check. These supplies are helping children and families from Immaculate Conception, St. Benedict the Moor and Mother Brunner Catholic Schools. These schools have poverty rates exceeding 80%.

Thank you for reaching out to help those in need.

Peace,


Michelle Sherman, LSW/Family Advocate
Urban Child Development Resource Center
937-232-2651



These children are new to Immaculate Conception School. They are refugee children from the Congo in Africa. They have 6 other siblings in the home.

Fall Festivals & Events!

Dayton Greek Festival

Friday, 9/11/15 • 11:00 AM – 11:00 PM
Saturday, 9/12/15 • 11:00 AM – 11:00 PM
Sunday, 9/13/15 • 11:00 AM – 6:00 PM

Annunciation Greek Orthodox Church:
500 Belmonte Park North, Dayton 45405
Cost: Friday free until 5pm. Rest of the weekend:
\$2 for adults, children 12 and under are free.
Free parking and shuttle.

Italian Fall Fest

Friday, 9/11/15 • 6:00 PM – 11:00 PM
Saturday, 9/12/15 • 12:00 PM – 11:00 PM
Sunday, 9/13/15 • 12:00 PM – 8:00 PM

Bella Villa Hall: 2625 County Line Rd, Dayton 45430
Cost: Free

Springboro Haunted Hay Ride & Black Bog

Friday, 9/25/15 • 8:00 PM
Saturday, 9/26/15 • 8:00 PM
Friday, 10/2/15 • 8:00 PM
Saturday, 10/3/15 • 8:00 PM
Friday, 10/9/15 • 8:00 PM
Saturday, 10/10/15 • 8:00 PM

Haunted Hay Ride & Black Bog
6070 Springboro Rd., Lebanon 45036
Cost: Hayride \$12.00 | Bog \$12.00 | Combo \$22.00

Oktoberfest at Dayton Art Institute

Saturday, 9/26/15 • 12:00 PM – 11:00 PM
Sunday, 9/27/15 • 2:00 PM – 7:00 PM

Dayton Art Institute:
456 Belmonte Park North, Dayton 45405
Cost: \$7 adults | \$5 seniors and youth 7-18
Children 6 and under are free.

Annual Fall Farm Pumpkin Festival at Young's

Saturday, 10/3/15 • 11:00 AM – 6:00 PM
Sunday, 10/4/15 • 11:00 AM – 6:00 PM

Young's Jersey Dairy:
6880 Springfield-Xenia Rd., Yellow Springs 45387

Ohio Sauerkraut Festival

Saturday, 10/10/15 • 9:00 AM – 9:00 PM
Sunday, 10/11/15 • 9:00 AM – 6:00 PM

10 B North Main Street, Waynesville 45068
Cost: Free

Haunted Trail at Grant Park

Wednesday, 10/21/15 • 7:30 PM – 9:00 PM
Thursday, October 22, 2015 • 7:30 PM – 9:00 PM

Grant Park: Centerville-Washington Twp. Park District
501 Normandy Ridge Rd., Centerville, 45459
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Ages 8 and up only. Please bring canned goods or nonperishable food items as a donation to our local food banks.

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BOMA International's *Emergency Preparedness Guidebook: The Property Professional's Resource for Developing Emergency Plans for Natural and Human-Based Threats* is the industry's most up-to-date guide to help property professionals prepare for and respond to a broad range of potential threats.



In observance of National Preparedness Month, BOMA is extending a special offer: save 20% on BOMA's *Emergency Preparedness Guidebook* during the month of September.

To view our entire library of reference and guidebooks, visit the BOMA store at boma.org

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May 3-5, 2016 | Orlando, Florida

2016 Winter Business Meeting & National Issues Conference

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 and National Issues Conference. 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. The National Issues Conference will include an update on key issues affecting commercial real estate before Congress, as well as insiders' tips on meeting with members of Congress and legislative staff.

This gathering is one of BOMA's best opportunities to review critical legislative issues and, most importantly, to communicate real estate's message in a unified fashion to Congress. Real estate's concerns are best presented when BOMA members, speaking as constituents, talk directly to their elected officials.

All conference events will take place at the Hyatt Regency Washington, just steps from the U.S. Capitol and other D.C. landmarks.

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Introducing the Industrial EER

Industrial is one of the hottest sectors in commercial real estate right now, but how does your industrial property or portfolio measure up to the growing competition? Find



out with BOMA International's *brand new* Industrial Experience Exchange Report (Industrial EER), the only benchmarking resource in the commercial real estate industry specifically tailored to the industrial sector.

"The Industrial EER is a valuable tool that allows you to benchmark your industrial property's income and operating expenses to see how well it is performing in comparison to similar properties in your market and across the country. It also gives you an opportunity to see where you might need to rebid contracts or sharpen your pencil a little bit to stay within your market range so your property is operating as efficiently as possible. There is no other resource for the industrial sector like the Industrial EER available in the industry." – Debbie Chamberlain, Senior Property Manager, Prologis

Your top competitors will rely on the data found in the Industrial EER to gain a competitive advantage in the marketplace. Shouldn't you, too?

Visit eer.boma.org to subscribe to the Industrial EER and the 2015 Office EER.

Lifting: A Daily Routine

Whether you're at work or conducting daily activities at home, the potential exists for injuries to occur as a result of lifting. Lifting principles applied before, during and after working hours should lower the risk of back strains and sprains, the most common ailments that humans experience.

How big is the problem?

According to the National Safety Council, 60–80 percent of all workers will experience a back problem at some time during their working careers. Back strains and sprains are the largest source of workplace claims. Conditions in the workplace which, increase the likelihood of back pain, are called risk factors. Back pain risk factors associated with lifting include:

1. Lifting heavy loads;
2. Carrying bulky loads or loads far away from the body;
3. Frequent lifting;
4. Bending the body's trunk, as when picking items up off the floor;
5. Twisting the body's trunk;
6. Static loading (for example, holding objects for long periods of time).

If we reduce or eliminate exposure to these risk factors, we also reduce the chance of experiencing back pain:

1. Limiting exposure by providing mechanical assistance, such as conveyor systems, two- and four-wheel carts, and hoists; or by lightening the load to be lifted;
2. Engineering means, such as elevating the starting point of the lift, to reduce worker exposure to awkward postures;
3. Training (a safer way to lift should be considered when none of the previous methods are feasible);
4. Administrative controls (if the lifting is frequent, rotate the work with other workers).

Lifting techniques

If you must lift, you should select the safest way to lift – one that is free from the potential for injury. However, we can lessen our exposure by using an approach that encompasses best practices that have come about through research and application.

Here are some guidelines:

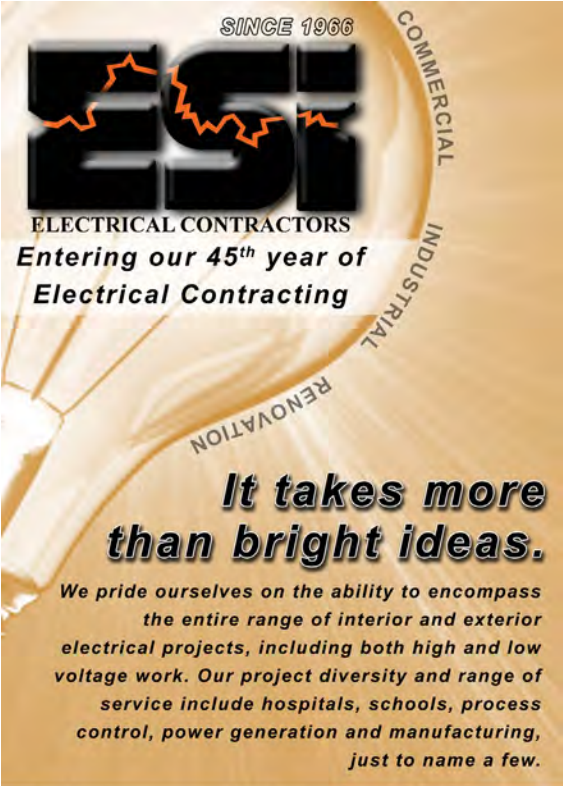
- Plan the lift from start to destination;
- Flex to loosen up your body before starting the lift;
- Squat close to the load;
- Grip the load firmly with both hands, not just the fingers;
- Place hands on diagonally opposite corners so one hand pulls toward you and the other one lifts;
- Bring the load as close as possible to the body;
- Keep weight centered over your feet, with arms and elbows against your sides;

- Keep your back straight, use the power in your legs to push yourself and the object into a standing position;
- Avoid twisting by changing direction with your feet;
- Continue to your destination with the object as close to the body as possible.

Remember, relying only on lifting techniques to prevent back injuries still leaves us quite vulnerable to pain and suffering, which can affect our ability to perform our jobs and enjoy our free time with our family and friends. Examples in our daily lives that ease lifting include:

- Grocery carts to transport items to our car;
- Bags with handles;
- Snow shovels and other tools that have curved handles like scythes;
- The carrying of items in smaller amounts or shorter distances;
- Wagons to carry yard trimmings.

Article provided by the BWC Division of Safety & Hygiene.



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ABOUT BOMA INTERNATIONAL

The Building Owners and Managers Association (BOMA) International is a federation of 91 BOMA U.S. associations and 17 international affiliates. Founded in 1907, BOMA represents the owners and managers of all commercial property types including nearly 10.4 billion square feet of U.S. office space that supports 1.8 million jobs and contributes \$227.6 billion to the U.S. GDP. Its mission is to advance a vibrant commercial real estate industry through advocacy, influence and knowledge.

BOMA International is a primary source of information on building management and operations, development, leasing, building operating costs, energy consumption patterns, local and national building codes, legislation, occupancy statistics, technological developments and other industry trends.

WHO ARE BOMA'S MEMBERS

BOMA International's members are building owners, managers, developers, leasing professionals, corporate facility managers, asset managers, and the providers of the products and services needed to operate commercial properties.

WHAT DOES BOMA INTERNATIONAL DO?

- Monitors and lobbies pertinent legislative, regulatory and codes/standards issues. Learn more about BOMA's advocacy work by going to **www.boma.org**
- Publishes *The BOMA Magazine*, the official publication of BOMA International
- Produces a variety of leading industry publications, including:
 - A comprehensive suite of building measurement standards, including *Office Buildings: Standard Methods of Measurement* (ANSI/BOMA – Z65.1 2010)
 - *The Experience Exchange Report*[®] (EER[®]) – the industry benchmark for nearly 100 years, which contains income and expense data for office buildings across North America
 - The industry's first green lease guide
- Hosts the BOMA International Annual Conference & Expo every June; conducts seminars on topics including office marketing and leasing, asset management, technology, and security and emergency preparedness planning. BOMA International sponsors a Winter Business Meeting and hosts the National Issues Conference. The Outstanding Building of the Year (TOBY) Awards are the industry's most prestigious and coveted awards in commercial real estate. The TOBY honors buildings based on community impact, tenant/employee relations programs, energy management systems, accessibility for disabled people, emergency evacuation procedures, building personnel training programs and overall quality indicators.
- Designates excellence in building management and operations through the BOMA 360 Performance Program, groundbreaking program designed to validate and recognize commercial properties that demonstrate best practices in all major areas of building operations and management.

“The mission of the Building Owners and Managers Association International is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information.”