

September 2016

Dayton BOMA

Building Owners & Managers Association

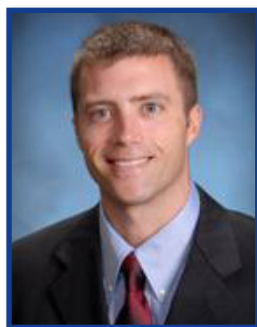


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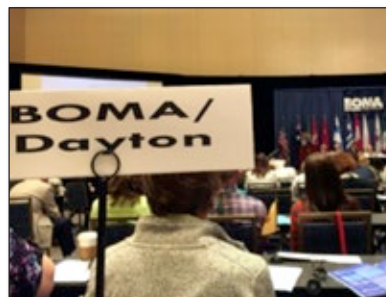


From The President



September is here and signs of summer are fading behind us with kids headed back to school and fall sports beginning.

Like many of you, I was able to mark the winding down of my summer with our 31st Annual Dayton BOMA Golf Outing—always a great event. I'd like to thank all those that golfed and supported the event through sponsorships. A special thanks to the golf committee, lead by Ryan Zeman from Sonshine Commercial Cleaning, and all the hard-working volunteers. I'd especially like to thank Nancy Ferrara for all the work she puts into this event—without her, the event wouldn't happen. She came up with a few changes and additions for this year that I think really added to the event.



With the beginning of fall, it's time for property managers to start their annual budget process. I've already had to complete drafts for 2017 for one of our owners/clients—seems like budget season gets earlier every year. As you work on budgets and planning for next year, please remember to rely on our BOMA Associate members in preparing proposals, pricing, planning, etc. to maintain and

support your various properties.

During the month of June I had the opportunity to attend the 2016 BOMA International Conference & Expo, held in Washington, D.C. This was the second most attended conference since 2007. One of the main items on the agenda, which has been heavily discussed in various meetings and tasks forces for over 18 months, was the adoption of the BOMA International Dues Proposal. This was approved and standardizes the dues structure in reporting to BOMA International—Formula A is used by locals where a company/individual is the member (this is how we

operate), and Formula B where dues are calculated by the building square footage. There really is no change to how we report, but it does affect other locals across the country. I was also able to attend meetings on Disaster Preparedness, the BAE Council meetings and

visited the various vendor booths. I came away with some good contacts for services and products to help property managers and owners maintain their buildings.

Finally, Sharon Rislund and I attended the BOMA Ohio meeting in August. We received updates on Disaster Preparedness and BOMA Ohio Advocacy Day for 2017. The tentative date for this meeting is set for May 3rd of next year. Please pencil this in your calendars—this is a great opportunity to interact with our legislators on issues that affect us as building owners and managers. — Sean Turner

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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 nancy.bae.boma@ameritech.net or by calling (937) 299-2662.

September 13th — State Representative Niraj Antani will be joining us as guest speaker at our monthly membership luncheon.

September 21st — The Joint Association Mixer (JAM) will be held at the Dayton Racquet Club from 5:30 until 8pm. The JAMs are intended to bring together related professional organizations on a regular basis. Join us for this region-wide networking event!

September 22nd — Our September After Hours Event will be held at Bar Louie at The Greene from 5-7pm. Alan Denny and Modern Entrance Systems will be our sponsors for the event.

After Hours Networking Events



We'd like to thank the Dayton BOMA Board for sponsoring our July After Hours Event. We'd also like to say **THANK YOU** to Bill Mangus, Chuck Baker and Securitas Security for sponsoring our August After Hours Event. What a great time!

If you weren't able to join us in July or August, be sure to mark your calendar for our next After Hours Event to be held on Thursday, September 22nd from 5-7pm at Bar Louie at The Greene. This event is being sponsored by Alan Denny and Modern Entrance Systems.

If you're interested in sponsoring an After Hours Event, please give Nancy a call at (937) 299-2662.



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What's Juice Jacking?

Everyone today seems to be constantly relying on their smartphones to help complete daily tasks which has resulted in the need to recharge subsequently increasing. And when you're far from your charger, public charging kiosks can seem like a good substitute. However, this can lead to juice jacking of your smartphone. If this is news to you then let's find out what juice jacking is and how you can avoid it.

Regardless of the kind of smartphone you have, whether it's an Android, iPhone or BlackBerry, there is one common feature across all phones: the power supply and the data stream pass over the same cable. This setup allows for juice jacking during the charging process whereby user access is gained on your phone by leveraging the USB data/power cable to illegitimately access your phone's data and/or inject malicious code onto the device.

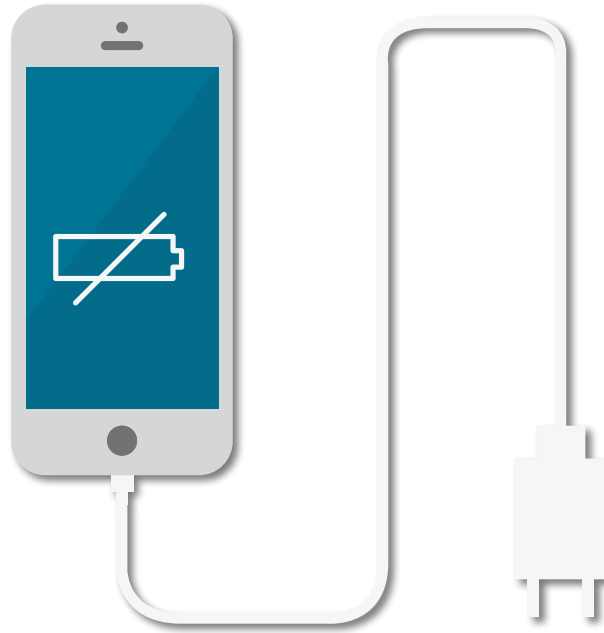
The attack can be as simple as an invasion of privacy, wherein your phone pairs with a computer concealed within the charging kiosk and information

such as private photos and contact information are transferred to a malicious device. However, on the other hand, it can also be as invasive as an injection of malicious code directly into your phone.

According to security researchers at this year's Black Hat security conference, your iPhone can be compromised within one minute of being plugged into a harmful charger.

Exposure to a malicious kiosk can also create a lingering security problem even without the immediate injection of malicious code. Once a device is paired to a computer, it can access a host of personal information on the device, including your address book, notes, photos, music, SMS database,

typing cache, and even initiate a full backup of your phone, all of which can be accessed wirelessly at any time.





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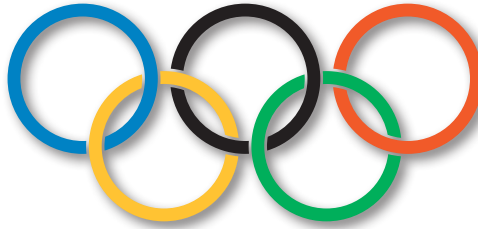
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The Olympic Games

The Olympic Games, which originated in ancient Greece as many as 3,000 years ago, were revived in the late 19th century and have become the world's preeminent sporting competition. From the 8th century B.C. to the 4th century A.D., the Games were held every four years in Olympia, located in the western Peloponnese peninsula, in honor of the god Zeus. The first modern Olympics took place in 1896 in Athens, and featured 280 participants from 13 nations, competing in 43 events. Since 1994, the Summer and Winter Olympic Games have been held separately and have alternated every two years.



It would be another 1,500 years before the Games would rise again, largely thanks to the efforts of Baron Pierre de Coubertin (1863-1937) of France.

Dedicated to the promotion of physical education, the young baron became inspired by the idea of creating a modern Olympic Games after visiting the ancient Olympic site. In November 1892, at a meeting of the Union des Sports Athlétiques in Paris, Coubertin proposed the idea of reviving the Olympics as an international athletic competition

held every four years. Two years later, he got the approval he needed to found the International Olympic Committee (IOC), which would become the governing body of the modern Olympic Games.

Decline and Revival of the Olympic Tradition

After the Roman Empire conquered Greece in the mid-2nd century B.C., the Games continued, but their standards and quality declined. In one notorious example from A.D. 67, the decadent Emperor Nero entered an Olympic chariot race, only to disgrace himself by declaring himself the winner even after he fell off his chariot during the event. In A.D. 393, Emperor Theodosius I, a Christian, called for a ban on all "pagan" festivals, ending the ancient Olympic tradition after nearly 12 centuries.

The Olympics Through the Years

The first modern Olympics were held in Athens, Greece, in 1896. In the opening ceremony, King Georgios I and a crowd of 60,000 spectators welcomed 280 participants from 13 nations (all male), who would compete in 43 events, including track and field, gymnastics, swimming, wrestling, cycling, tennis, weightlifting, shooting and fencing. All subsequent Olympiads have been numbered even when no Games take place (as in 1916, during World War I, and in 1940 and 1944, during World

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War II). The official symbol of the modern Games is five interlocking colored rings, representing the continents of North and South America, Asia, Africa, Europe and Australia. The Olympic flag, featuring this symbol on a white background, flew for the first time at the Antwerp Games in 1920.

The Olympics truly took off as an international sporting event after 1924, when the VIII Games were held in Paris. Some 3,000 athletes (with more than 100 women among them) from 44 nations competed that year, and for the first time the Games featured a closing ceremony. The Winter Olympics debuted that year, including such events as figure skating, ice hockey, bobsledding and the biathlon. Eighty years later, when the 2004 Summer Olympics returned to Athens for the first time in more than a century, nearly 11,000 athletes from a record 201 countries competed. In a gesture that joined both ancient and modern Olympic traditions, the shotput competition that year was held at the site of the classical Games in Olympia.

Who Will Be Our Next Star?



This month we are recognizing four Dayton BOMA members as our Membership Star Award winners. Maureen Bereda and Sharon Rislund were very successful in bringing on additional sponsors for our golf outing this year as well as volunteering their time at the outing itself. We'd also like to recognize Kathy Schibi for her efforts in attracting golfers to our 1st Annual Putting Contest. Most of our golfers found it hard to say no to Kathy. We'd also like to recognize Sheri Simpson for doing such a great job filling in for Sean at our membership luncheons while he was in class, as well as volunteering at the golf outing.

Please join us in congratulating Maureen, Sharon, Kathy and Sheri as our Membership Star winners for August. **THANK YOU** for your time and the support you give Dayton BOMA.

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

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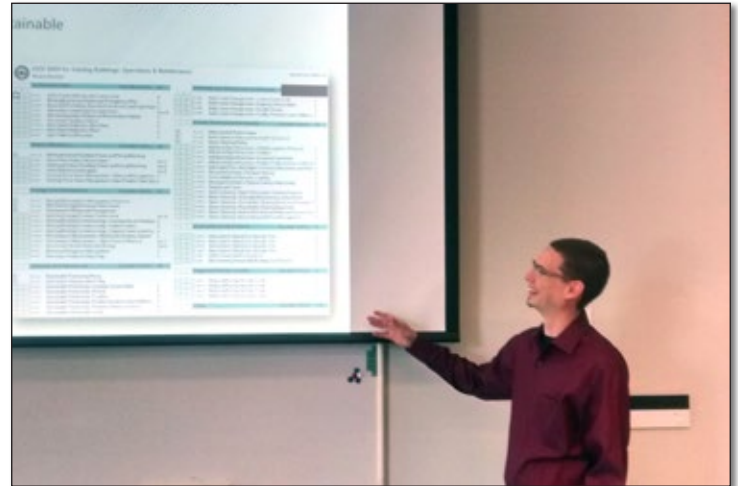
Dayton BOMA Trade Show



The Dayton BOMA trade show was held in place of our June membership luncheon again this year. Thirteen of our Associate members set up displays with 37 people attending. Several of our Principal members brought additional staff from their office that would benefit from our Associate members' services.

Please keep in mind our Associate members as budget season begins. Look for an updated Associate list in your inbox soon.

Breakfast & Learn with Heapy Engineering



Our Breakfast and Learn Session, "Greening Existing Buildings" was held at Heapy Engineering back in May of this year. During his presentation, Ryan Hoffman cleared up confusion surrounding the green movement to allow building managers to meet expectations revolving around sustainability, while quantifying success in numerous areas. He shared financial proformas for implementation of this program as well.

THANK YOU to Ryan Hoffman and Heapy Engineering for sponsoring this event!



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Dayton BOMA 31st Annual Golf Outing

Congratulations to this year's winners!



1st Place

**Todd Straley, Brian Planicka,
Ralph Shine, Greg Hahn**



2nd Place

**Tom Lambe, Justin Lynch,
Dave Wallace (not pictured: Jim Porter)**



**Men's Closest to Pin
Jack Turner**



**Ladies' Longest Drive
Nancy Elmore**



**Men's Longest Drive
Greg Davis**



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

Maureen Bereda, Turner Property Services Group
Scarlett Biggs, CertaPro Painters
Caitlin Calabria and Gayle Shiveley, Otis Elevator
Richard McEnheimer, Solid Blend Technologies
Nancy Reed, DSS Sweeping Service
Kathy Schibi and Sergio Castaneda, Schindler Elevator

Sheri Simpson and Sharon Rislund,
 Miller-Valentine Group Realty Services
Chris Walker and Aaron Reininger,
 BrightView Landscape Services
Dora Weis and Amy Berner,
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Dayton BOMA Donates School Supplies to Families in Need



August 19, 2016

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

Dear Nancy,

On behalf of the ECHO program, Empowering Children with Hope and Opportunity, please extend our gratitude to the Dayton Building Owners and Managers Association for their numerous bags of school supplies. A special thank you to Houser Asphalt who donated money. This is very helpful in assisting with school uniforms in hard to find sizes that I never seem to have in my used uniform bank.

I work with many different families from various ethnic backgrounds with a variety of needs. I have several large families that struggle to afford school supplies for all of their children at once. I also assist grandparents and relatives who have taken on the role as parent and many live on a fixed income.

Thank you for this continuous outreach to our program. We have limited resources and are always very grateful for the support. We recently expanded our mental health service to 10 schools in the area. The needs are great and families are very appreciative of the help.

Sincerely,

A handwritten signature in blue ink that reads "Michelle Sherman".

Michelle Sherman, LSW/Family Advocate
Empowering Children with Hope and Opportunity
(937) 232-2651



FEDERAL PREPAREDNESS RESOURCES

American Red Cross
www.redcross.org

Department of Homeland Security
www.dhs.gov

Department of Justice
www.justice.gov

Department of State
www.state.gov

Federal Bureau of Investigation
www.fbi.gov

Federal Emergency Management Agency
www.fema.gov
www.Ready.gov
www.DisasterAssistance.gov

GSA Emergency Management and Security
www.gsa.gov

National Hurricane Center
www.nhc.noaa.gov

Real Estate Information Sharing and
Analysis Center (REISAC)
www.reisac.org

Emergency Preparedness Guidebook

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. The guidebook walks the user step-by-step through the four phases of emergency management—mitigation, preparedness, response and recovery—to help ensure tenant safety and building security during emergency situations.



Several types of emergencies are covered:

- Accidents such as fires, public health emergencies, elevator outages and airplane collisions
- Earth and weather events such as floods, earthquakes, hurricanes and tornadoes
- Criminal and Terror Acts such as terrorism, bombs, active shooter and workplace violence.

There is also an in-depth chapter on building an effective communications plan and checklists throughout to help users organize every step of their preparedness plan.

The *Emergency Preparedness Guidebook: The Property Professional's Resource for Developing Emergency Plans for Natural and Human-Based Threats* is authored by Lawrence J. Schoen, P.E., Fellow ASHRAE, and is an update to BOMA's 2002 *Emergency Preparedness Guidebook*.

BOMA International is offering a 20% discount on the guidebook through September 30th. Go to www.boma.org to buy yours today!

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GreenScape Horticultural Services provides complete professional horticultural services, inside and outside, commercial and residential. With years of experience in plantscaping and landscaping, we are the experts. Greenscape Horticultural Services is a locally owned plantscaping company in Southwestern, Ohio. We are a company that has grown to over 250 accounts in the Dayton, Cincinnati and Columbus areas. This success has come primarily from our focus on personalized service, prompt response and well trained technicians.



Interior Plantscaping

Services includes, design, sales, installation and maintenance of live foliage plants, flowers and bromeliads. The weekly service includes watering, trimming, spraying and replacing indoor plants. We sell pots, containers, and silk trees and plants as well.



Exterior Landscaping

Our available services include landscape design, installation, and maintenance for commercial and residential clients. GreenScape can provide annuals, perennials, and planting of trees and shrubs. We also provide lawn services including lawn mowing, edging, blowing, fertilization, as well as irrigation repair. Snow removal is offered on an as-needed basis.



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