



PRESIDENT'S MESSAGE

Happy New Year! WOW! I can't believe another New Year is upon us, am I alone in thinking each year seems to whiz by faster than before! I hope each of you had a wonderful time celebrating with loved ones this holiday season. If you haven't done this recently, I highly recommend an evening of karaoke with your friends and family. A wonderful way to bring out the best in everyone!



The Board has planned the calendar for 2017 and we look forward to kicking off this year with our first event January 12th. Join us at the Riverside Marriott for January's luncheon when Dr. John Husing presents his economic forecast for the Inland Empire. With over thirty years of studying the I.E. his outlook can't be topped. Friday, March 24th, we will hold our 28th annual charity golf tournament benefitting American Cancer Society. The tournament will be held at Eagle Glen Golf Course in Corona. Our theme for 2017 is Salute to Classic TV. Black and white classics, to the 70's and 80's, we are looking forward to seeing all the fun themed tee sponsors. Golfers are also invited to play along with the theme.

I hope you all enjoyed the Holiday Luncheon at the Mission Inn. As always, it was a fun and fantastic day for everyone who attended! A special thanks to everyone that brought a toy for the Spark of Love Drive, the drive was a great success for the City of Riverside Fire Department!

Thank you to all of you for your continued participation and support of BOMA Inland Empire. We could not do any of this if it weren't for all of you! See you all January 12th!!

Sincerely,
Dalida G. Silverman
BOMA Inland Empire 2017 President

FEDERATED WITH BOMA INTERNATIONAL

The Building Owners and Managers Association (BOMA) International is a federation of 91 BOMA U.S. associations, and 18 international affiliates.

Founded in 1907, BOMA represents the owners and managers of all commercial property types including nearly 10.5 billion square feet of U.S. office space that supports 1.7 million jobs and contributes \$234.9 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. Learn more about BOMA International's 100-year history online at www.boma.org.



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UPCOMING EVENTS

- 1/12/17: Economic Forecast, January Luncheon, Marriott, Riverside
- 2/16/17: BOMA, The BIG Picture, February Luncheon, Marriott, Riverside
- 3/24/17: 28th Annual Charity Golf Classic, Eagle Glen, Corona
- 4/1/17: Ontario Reign 2nd Annual 5K Fun Run/Walk, Ontario



**2017
WINTER BUSINESS MEETING
JANUARY 28 - 31
MANCHESTER GRAND HYATT
SAN DIEGO**

The Winter Business Meeting is your opportunity to be part of shaping the future direction and mission of BOMA International. Open to all BOMA members, the Winter Business Meeting offers the chance to learn, network and participate in interactive discussions on current trends and best practices in commercial real estate. **Register today at www.BOMA.org**

*“Success is no accident. It is hard work, perseverance, learning, studying, sacrifice and most of all, **love** of what you are doing.” - Pele*

**WHO ARE BOMA'S
PRINCIPAL MEMBERS**

BOMA Inland Empire's principal members are building owners, managers, developers, leasing professionals, corporate facility managers, and asset managers.

**WHO ARE BOMA'S
ASSOCIATE MEMBERS**

BOMA Inland Empire's associate members are the providers of the products and services needed to operate commercial properties. Products and/or services include air conditioning / refrigeration, automation controls, building maintenance, energy consultants, engineering services, exterior maintenance, fire/ life/safety, restoration, parking lot maintenance, signage, security services, waterproofing, window cleaning, and so much more!

**WHO ARE BOMA'S
PROFESSIONAL
MEMBERS**

BOMA professional members include accountants, architects, designers, engineers, lawyers, and insurance services.

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27TH ANNUAL GOLF CLASSIC

Platinum Tournament Sponsor: ThyssenKrupp Elevator

Gold Sponsor: MCA Realty

Silver Sponsor: United Security Services

Bronze Sponsors: Accurate Colors, Avalon Building Services of the Inland Empire, Lee & Associates, Quality Sweeping

Sign Sponsor: Sign Specialist

Registration Sponsors: Compass Pest Management, Terra Care

Sunrise Bubbly Sponsor: CAM Services

Cart Sponsor: Nugent Painting

Snack Cart Sponsor: ABM Onsite Services

Photography Sponsor: Securitas

Closest to the Pin Sponsor: Select ACR, Inc.

Longest Driver Sponsor: Executive Lighting Services

Tee Sponsors: Access Exterminator Services, American Technologies, Inc., Ascentia Engineering, AMS Paving, Bay Alarm, Belfor Property Restoration, Ben's Asphalt, HAR-BRO, Light Pole Systems, Painting Unlimited, Sanders & Wohrman, Sherwin Williams, Universal Building Maintenance, W.C. Friend Co., Vista Paint, and 911 Restoration

Green Sponsors: Bonaldo Engineering, CBRE, Cintas Fire Protection, G|M Business Interiors, Orozco Landscape & Tree Co., and Underpressure Powerwashers, Inc.

Ball Drop Sponsor: Day Lite Maintenance

Dinner Sponsor: Parkwest Construction

Wine Tasting Sponsor: Harris & Ruth Painting

Entertainment Sponsor: Highland Commercial Roofing

Decoration Sponsor: Garden Interiors

Live Auction Sponsor: Time Warner Cable Business Class

**THANK YOU FOR SUPPORTING BOMA
INLAND EMPIRE AND CYSTIC FIBROSIS
FOUNDATION!**

WHAT DOES BOMA INTERNATIONAL DO

- ◆ Monitors and lobbies pertinent legislative, regulatory and codes/standards issues. Learn more about BOMA's advocacy work.
- ◆ 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 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.



2017 BOARD OF DIRECTORS



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and
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NOVEMBER LUNCHEON LIVING BETTER 101 BY CONNIE LARSON



MISSION STATEMENT

To increase the professionalism of members through quality educational programs.

To promote networking between members and the constant exchange of ideas.

To expand community awareness of Chapter activities through the awards program, public relations, legislative efforts and social functions.

ADVICE FROM CONNIE

Let me be the first to say “**YOU** can achieve anything you want in your life.” You have heard it before, you’ve attended courses on goal setting, and you probably bought your Franklin Planner every year. However, here’s the golden question: How many of your goals and dreams have come to fruition?

Try this experiment:

THINK BACK TO THE FALL OF 2011....

1. Where were you?
2. How much money were you making?
3. What did your relationships look like?
4. Where were you working?
5. How was your health?



I can almost guarantee that your life looked much different five years ago than it does today. The seeds you planted just a few years ago are the plants that have grown into today.

LOOK BACK AT THE ABOVE QUESTIONS AND ASK THEM AGAIN:

1. Where did you want to be?
2. How much money did you want to make?
3. What did you want your relationships to look like?
4. Where did you want to work?
5. What did you want your health to look like?

By now you can see a pattern with goals and desires. When your desires are true to who you are, are written down to be visualized, and action taken, only then do your goals become real.

FAST FORWARD 5 YEARS:

1. Where do you want to be?
2. How much money do you want to make?
3. What do you want your relationships to look like?
4. Where do you want to work?
5. What do you want your health to look like?



You have goals and ambitions, if you didn't you wouldn't be reading this. The road to those goals can feel long and arduous and even downright grueling. Here and now **GET HONEST** about your goals, **WRITE THEM DOWN** or create a visual of the end game, **DECIDE** to make your goals a priority, and finally **TAKE ACTION!** Nothing happens with just a wish.

Connie

HOLIDAY LUNCHEON



2016 AWARD RECIPIENTS



**COMPANY OF THE YEAR
MCA REALTY**



**PRINCIPAL OF THE YEAR
DALIDA SILVERMAN**



**ASSOCIATE OF THE YEAR
TERI BRADEN**



**PRESIDENT'S AWARD
ARMANDO GUERRA**



PAST PRESIDENTS:

**DESIREE GLOVER
CHRIS KENNEDY
DALIDA SILVERMAN
DOUG JACOBS
FRANK MORALES
MARGE ALMOND**



6TH ANNUAL SPARK OF LOVE TOY DRIVE



**Thank you for
supporting the
Riverside Fire
Department!**





January Luncheon
ECONOMIC FORESIGHT

Presented by Dr. John Husing

Thursday, January 12th, 2017
Marriott Riverside



Lunch Sponsor:



FEBRUARY LUNCHEON

THE **BIG** PICTURE: BOMA INLAND EMPIRE,
BOMA CALIFORNIA,
AND BOMA INTERNATIONAL

THURSDAY, FEBRUARY 16TH, 2017
MARRIOTT RIVERSIDE

LUNCH SPONSOR:



BOMA CALIFORNIA 2016 YEAR-END WRAP-UP

During the 2016 legislative session, BOMA California had great successes on a number of key issues. They include implementation of major reforms to the state's ADA law, stopping efforts to advance split roll property tax, reforming the way building codes are written, and helping shape state water efficiency standards. Below are just some of the highlights from 2016.

SPLIT ROLL BILL DEFEATED – SCA 5 (Hancock D)/(Mitchell D) sought to remove the protections of Proposition 13 by targeting commercial property owners to increase property taxes by triggering a “current fair market valuation” instead of the current acquired value.

SPLIT ROLL TAX BALLOT MEASURE – BOMA Cal is an Executive Committee member of the political effort to push back against the myriad of groups attempting to put a split roll measure on the ballot. After more than two years of rebutting arguments with editorial boards, at school board meetings, and a statewide education campaign, and defeat of SCA 5, leaders of the “Make It Fair” campaign have officially abandoned efforts to push a ballot measure in 2016. This action will save industry members from a multi-million dollar budget battle on the 2016 ballot.

ADA REFORM – TIME TO FIX NON-ACCESS VIOLATIONS – California has 40% of the nation's ADA lawsuits but only 12% of the country's disabled population. Therefore we have played a key role in sponsoring and supporting a package bills that reform ADA in California which made it to the Governor's Desk. SB 269 (Roth) was a significant reform in California, which, among other things, gives businesses a chance to address and fix certain violations before a lawsuit can proceed.

ADA REFORM - CASp LEASE LANGUAGE – AB 2093 (Steinorth) fixed ADA lease language that has prevented many from utilizing the CASp program because the former statutes sweeping requirements for disclosure. The revised statute will facilitate more property owners to seek a CASp certification in order to assure their properties are in compliance with the law increasing access and lessening the number of unnecessary lawsuits while eliminating onerous and unnecessary disclosure requirements.

ENERGY CODE: LIGHTING CONTROL REFORMS -- Energy Commission, Docket No. 15-BSTD-01 was adopted to address issues related to the 2016 Building Energy Efficiency Standards Lighting Retrofit Code. As California's energy code has lead the way in the nation making sure that our buildings are the most efficient in the country, from time-to-time regulations may not work out in the real world as they do on paper. These lighting retrofit requirements in question turned out to be more complicated, burdensome, and expensive to implement than expected when the Commission adopted the package.

BENCHMARKING REGULATIONS – As a primary proponent of AB 802, we helped repeal the flawed AB 1103 regulations and put more flexible regulations in place. The new law keeps the benchmarking requirements but removes the statutory requirement benchmarking be completed during escrow, limits it to buildings over 50K s.f., allows the commission to exempt certain buildings, and delays the requirement until 2017.

HOMELESS CAMPING BILL DEFEATED – AB 718 (Chu D) a bill that sought to undermine local agencies from enforcing ordinances that prohibit people from sleeping or resting in a parked motor vehicle (including in your parking lots) overnight was defeated late in the session. The commercial real estate industry worked closely with partners from local government and law enforcement to make the case this bill is not a viable policy for reducing homeless issues and would probably exacerbate the problem.

BOMA CALIFORNIA 2016 YEAR-END WRAP-UP (CON'T)

AIR RESOURCES “STACKING” BILL DEFEATED – One of the most closely followed and hotly contested bills was SB 1387 (de Leon D) a bill in which our industry, along with a broad array of other business and local government entities vociferously oppose died in the final hours of session. The bill would have substantially and adversely modified the use of market-based incentive programs, and; SB 1387 would have added state-level appointed positions to the South Coast Air Quality Management District Board (SCAQMD), effectively shifting local control over critical regional air quality planning to state law-makers in Sacramento.

CLRRA REAUTHORIZATION – SB 820 (Hertzberg D) a bill we supported was signed into law extending the California Land Reuse and Revitalization Act to 2027. CLRRA is an important tool in cleaning up urban sites for new development.

WATER “SHAMING” BILL DEFEATED – AB 1520 (Stone, Mark D) Water shaming bill. This bill requires the release of private information on water use within certain buildings in an effort that will lead to “public shaming” of those buildings and companies therein.

ELEVATOR VARIANCE BILL VETOED – A bill opposed by the commercial real estate industry, AB 1050 (Low D) dealing with occupational safety and health statute regarding permanent variances, was vetoed by Governor Brown.

PARCEL TAX NOTIFICATION BILL – A bill supported by BOMA Cal, AB 2476 (Daly D) was signed into law that now requires public agencies seeking voter approval of parcel taxes to send specified information to nonresident landowners within 30 days of enacting the ordinance.

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