

# GOVERNMENTAL AFFAIRS

## WEDNESDAY, NOVEMBER 4, 2015



Lunch Sponsor:  
Nugent Painting  
Inc.



Join us to hear Senator Roth discuss SB 251 - an attempt to strike a critical balance between protecting the rights of persons with disabilities and rewarding good-faith efforts to make businesses open and accessible to all of its customers.

**SB 251 \* ADA \* Prop 13**



September  
October  
2015

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- Wine Excursion photographs
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The Building Owners and Managers Association (BOMA) International is a federation of 91 BOMA U.S. associations and 17 BOMA 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 \$228 billion to the U.S. GDP. Its mission is to advance the interests of the entire commercial real estate industry through advocacy, education, research, standards and information. BOMA Inland Empire has been federated with BOMA International since 1985. Find BOMA International online at [www.boma.org](http://www.boma.org).

JOIN BOMA Inland Empire TODAY.  
[director@BOMAie.org](mailto:director@BOMAie.org) \* 909-825-2000

*Great things in business are never done by one person. They're done by a team of people –*  
Steve Jobs, Co-Founder of Apple



## President's Message



Wow, this year is flying by! First off, I would like to thank everyone who attended our annual wine trip to beautiful Temecula Valley in July. It was a great event and a fantastic day. Special thanks to all of our sponsors and our wine committee.

Our August luncheon featured Ryan McManus from the City of Riverside, Department of Public Utilities. Ryan was very informative and well-spoken on water conservation and the efforts that the City of Riverside has made to cut back water usage. As Property Managers, we struggle daily to meet water mandates while maintaining tenant retention, property values, and curb appeal.

The September trade show "BOMAFest Goes Hollywood" was a huge success! Our Vendors and their table top displays were decorated to the glitz. We couldn't be more spoiled with all the goodies and giveaways. This year's "Best Supporting Vendor" was Sherwin Williams and "Best Dressed" was our very own Board Member Sherie Brooks.

Mark your calendars: **Wednesday, October 14<sup>th</sup>** is our annual "BOMA Bowl" at AMF Riverside Lanes. This event brings our association together for a night of fun and friendly competition. We are looking forward to seeing all the creative bowling shirts our "pro bowlers" will be wearing. **November 4<sup>th</sup>** we welcome Senator Richard Roth to speak about SB 251 ADA access.

As most of you know, Kim Kahler has started a new adventure in Florida. Words cannot express how much Kim will be missed. As our Executive Director, she has been our cheerleader, our biggest supporter, our glue, our den mother, and the adult of the crowd when she needs to reel us all in. Kim is the most amazing friend and associate we could have ever asked for. She will be missed beyond measure!

The executive reigns will be handed over to Kristine Linnens, as a former board member and a long time BOMA member and supporter, you can all rest assured we will be in very capable hands.

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!

*Dalida Silverman*

Dalida Silverman  
President



## 2015 Board of Directors:



*Leading into Tomorrow*



**Dalida Silverman**  
MCA Realty, Inc.  
President and  
Golf Chairman



**Marge Almond RPA**  
CBRE  
Immediate Past  
President / Treasurer



**Sherie Brooks**  
Proficiency Capital  
Vice President



**Pamela White, RPA**  
Trigild  
Secretary



**Linda Mason**  
ABM Onsite Services  
Director



**Teri Braden**  
Ben's Asphalt  
Director



### 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.

## Wine Excursion Pictures



### *Wine tasting at Ponte Winery Lunch at Leoness Cellars*

Pictured: Able Services, ABM Onsite Services,  
American Technologies Inc., CAM Services,  
Emcor Services, Equity Management, HAR-  
BRO Restoration Services, MCA Realty, Trigild



## Wine Excursion Pictures

*Enjoying the trails through Leoness' vineyard*



Pictured: ABM Onsite Services,  
Ben's Asphalt, The Freeman  
Company, Executive Lighting,  
Universal Protection

## Wine Excursion



## Thank You Wine Excursion Sponsors!

### Lunch Sponsors:



### Bus Sponsor:



### Prize Sponsor:



### Breakfast Sponsor:



### Snack Sponsor:



### Trivia Sponsor:



### Sweet Treat Sponsors:





## August Meeting Review

**Ryan McManus**  
City of Riverside



## Water Conservation Information and Tips

California is experiencing an extreme water supply shortage with drought conditions covering all of the state. Sierra California's snowpack level for 2015 was the lowest ever recorded, leaving nearly 70% of the state under extreme drought condition. Governor Brown's 2015 Drought Executive Order mandates 25% reduction in state-wide water use, prohibits irrigation of turf medians using drinking water, and directs local municipal rebate programs.

Riverside Public Utilities claims 1.9 million gallons of water have been saved by Riverside participants since 2011 with participation in the smart irrigation program. Commercial and residential turf removal program removed 1.99 million square feet since 2013. Finally, the free sprinkler nozzle replacement program has replaced 260,000 sprinkler nozzles saving 1,434 gallons per nozzle per year.

Many thanks to Ray for sharing water saving shower heads, water hose nozzles, and information for free irrigation sprinkler nozzles through the website <https://freesprinklernozzles.com>. Examples of commercial water wise landscape installed at Riverside at Kaiser Permanente Hospital, Bourns Incorporated, and Chase Bank demonstrated sharp landscaping without green grass.

Har-Bro Restoration Services was the luncheon sponsor for August.



**AMS  
PAVING**

Elizabeth Williams  
Vice President  
Business Development

Inland Empire  
909/357-0711 Phone  
909/357-0715 Fax  
909/721-5427 Cell

Palm Desert  
760/327-0800 Phone  
760/327-0600 Fax  
E-mail [liz@amspaving.com](mailto:liz@amspaving.com)

11060 Rose Ave., Fontana, CA 92337  
75-150 Sheryl Ave., Ste. D, Palm Desert, CA 92211  
License #415436



**CBRE**

**Marge Almond, RPA,**  
Property Manager  
CA RE LIC #00926052  
1003 E. Brier Dr., Ste. 160  
San Bernardino, CA 92408  
P 909-796-7083 C 909-816-1133  
F 909-796-8950  
[Margaret.Almond@cbre.com](mailto:Margaret.Almond@cbre.com)

## August Luncheon Pictures



Ryan McNamus  
Riverside Public Utilities  
California's Drought

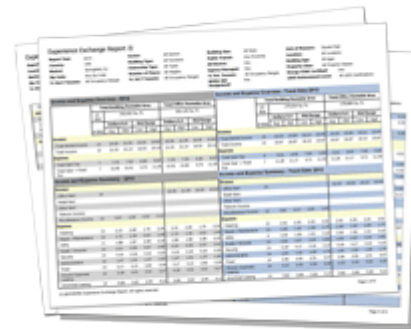




## The Most Comprehensive Benchmarking Data for 2016 Budgets

BOMA International's Office EER is commercial real estate's most trusted income and expense benchmarking resource for the office sector. With information collected from thousands of office buildings in markets across the U.S. and Canada, the Office EER offers more data than any other comparable industry source.

Whether you own or manage an office property, a medical office building, a corporate facility or a government building, only the Office EER has the essential data you need to evaluate operational and management practices to heighten asset performance. The information found in the Office EER can help you build better budgets, assess new markets, identify opportunities for cost savings, and refine operating strategies. The Office EER truly is a powerful business tool.



### Create Your Own Customized Reports

The Office EER's advanced online database allows you to go beyond the broad national and individual market data to design reports for your state, province or region; search by multiple building parameters, such as property size or age; and access historical data to help identify market trends.

#### Use the Office EER to:

- Build better budgets and pro formas;
- Identify strategies to trim expenses and bolster NOI;
- Evaluate and refine operating strategies;
- Track key asset performance indicators, including taxes, utilities, repairs and maintenance, cleaning and more;
- Discover where your service contracts are over or under market averages and use the data to help rebid your contracts;
- Evaluate income and expenses in new markets;
- Communicate metrics to owners, investors and tenants more effectively

Subscribe today for BOMA's Office EER at <https://eer.boma.org>

*Please welcome*  
*BOMA Inland Empire Executive Director*  
*Kristine Linnens*



Kristine has been an integral part of BOMA Inland Empire since 2007.

Her knowledge of the commercial property industry is an enormous asset to our chapter and we are excited to have her as our new leader.

She's creative, pleasant, and fantastic to work with on any project. Her warmhearted approach to any situation is refreshing and you will enjoy working with her.

Please welcome her and reach out to her if you have any questions.



**LIGHTING/ELECTRICAL**

275 S. LEWIS, ORANGE, CA 92868  
ST. CONTR. LIC. #C-10-597064  
WEBSITE: [www.daylite.com](http://www.daylite.com)  
EMAIL: [kindy@daylite.com](mailto:kindy@daylite.com)

**Kindy Hohman**  
Director of  
Business Development

CELL (562) 533-1214  
(714) 634-3811  
(951) 682-7750  
FAX (714) 634-9097  
(800) DAY-LITE (329-5483)

**QUALITY  
SWEEPING, INC.**

**PARKING LOT MAINTENANCE**

**MELISSA BALOG PRESIDENT**

5198 ARLINGTON AVE, #375 RIVERSIDE, CA 92504

PH: (909) 337-5235 FAX: (909) 337-5346

CELL: (909) 499-1753

E-MAIL: [MELISSA@QUALITYSWEEP.COM](mailto:MELISSA@QUALITYSWEEP.COM)



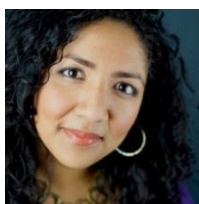
### **When Disaster Strikes, Call on the Team You Can Count On!**

Since 1961 Har-Bro has specialized in the restoration of properties damaged by water or sewage, fire and smoke, mold, vehicle collision, earthquakes and any natural or man-made disasters. We provide 24/7/365 emergency service restoration and reconstruction for all types of commercial and residential properties, including offices, retail centers, hospitals, universities, churches and apartments to name a few.

With Har-Bro as your partner for emergency restoration and reconstruction, you can take comfort in knowing that our quality craftsmanship and experienced personnel will serve all of your property restoration needs. We work closely with our clients to support them as their partner for disaster preparedness and help them protect their business. Our clients' best interest is our interest- we are not a preferred vendor for any insurance carrier and we take pride in being an advocate for our clients.

#### **Disasters we provide services for:**

- Water damage from storms, pipe bursts, leaks and more
- Mold Abatement, property moisture
- Fire, smoke and soot damage from natural or man made occurrence
- Vehicle collision into properties and any type of structures
- Earthquakes
- Wind damage
- Monsoons
- Construction defects



Joanna Velarde is an Account Manager for Har-Bro, a full-service mitigation, restoration and reconstruction provider for properties damaged by water, fire, flood and other disasters. Leading the industry since 1961, Har-Bro has offices throughout California, Seattle, Portland, Phoenix and Las Vegas. Joanna is an expert in assisting communities and companies establish disaster preparedness and mitigation plans. Her experience comes from responding to emergency issues for Har-Bro's clients. For more information on preparing for emergencies please visit [www.harbro.com](http://www.harbro.com)

# BOMAFest Goes Hollywood



*Sanders & Wohrman with Sherwin Williams*



*Select ACR*



*InTech Energy*



*Time Warner Cable*



*AMS Paving*



*Terra Care*



*Cosco Fire*



*ValleyCrest Landscaping and MCA Realty*



*Executive Lighting and Proficiency Capital*

## BOMAFest Pictures



**Best Supporting  
Vendor:**

**Sherwin - Williams**



**Best Dressed:**

**Sherie Brooks**





# BOMA BOWLING NIGHT

**Wednesday, October 14<sup>th</sup>, 2015**

**5:30 - 8:30 pm**

**AMF Bowling Lanes**

**10781 Indiana Avenue, Riverside, CA**

**Price includes ball & shoe rental, bowling, appetizers, pizza & soda.**

**Dinner Sponsor \$450**

- Onsite Advertising
- Recognition at Bowling Event
- Ads in bowling announcements, e-mails and newsletter

**Drink Sponsor \$450**

- Onsite Advertising
- Recognition at Bowling Event
- Ads in bowling announcements, e-mails and newsletter

**Best Shirt Sponsor \$300**

- Onsite Advertising
- Recognition at Bowling Event
- Ads in bowling announcements, e-mails and newsletter
- Gift certificates to winners

**Award Sponsor \$400**

- Onsite Advertising
- Recognition at Bowling Event
- Ads in bowling announcements, e-mails and newsletter

**Dessert Sponsor \$300**

- Onsite Advertising
- Recognition at Bowling Event
- Ads in bowling announcements, e-mails and newsletter

**Munchie Sponsor \$300**

- Onsite Advertising
- Recognition at Bowling Event
- Ads in bowling announcements, e-mails and newsletter

# BOMA BOWLING NIGHT

**We'll Bowl 2 Games:**

**One Regular Bowl** and *One Crazy Bowl*

**Awards to Top 3 Bowlers and the Top Teams**

Four to Six people per team.

4 person team \$185 *or* 6 person team \$220

Bring associates and property managers.

**Best team shirt contest**

Go to [www.bowlingshirts.com](http://www.bowlingshirts.com) or purchase some locally.

**Join the Fun and support BOMA Inland Empire**

**Wednesday, October 14, 2015**

Name: \_\_\_\_\_ \$50 per person members  
Company: \_\_\_\_\_ \$65 per person non-members

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Guests also attending:

Name: \_\_\_\_\_ \$ \_\_\_\_\_

Company: \_\_\_\_\_

Name: \_\_\_\_\_ \$ \_\_\_\_\_

Company: \_\_\_\_\_

Name: \_\_\_\_\_ \$ \_\_\_\_\_

Company: \_\_\_\_\_

TOTAL REMITTANCE: \$ \_\_\_\_\_

Pay by cash, check, Visa or Master Card

Account Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ CCV# \_\_\_\_\_

Make checks payable to: **BOMA Inland Empire**  
**22421 Barton Road #132, Grand Terrace, CA 92313**  
**909-825-2000 phone      [director@BOMAie.org](mailto:director@BOMAie.org)**

Deadline is October 9<sup>th</sup>, 2015.

Bring a **RAFFLE PRIZE** (Value \$40 or more)  
and  
**Your COMPANY Name** will be announced.



## Government Awareness

Marriott Hotel, 3400 Market Street, Riverside, CA 92501



### Speaker: Senator Richard D. Roth, District 31

First Elected in November 2012, Senator Roth proudly represents the 31st Senate District. Senator Roth's Senate District includes portions of Riverside County including the communities of Corona, Moreno Valley, Perris and Riverside.

This year Senator Roth introduced SB 251, this bill fights to stop shakedown ADA lawsuits and create a civil justice system that serves the interests of ordinary people instead of lawyers. The bill unanimously passed the Assembly Revenue and Taxation. SB 251 passed both houses, and is on the Governor's desk awaiting signature. Senator Roth has faced a lot of adversity as he has worked on this bill and as he looks out for property owners in Sacramento. We thank him for his resolve to address ADA reform.

\* **SB 251** \* **ADA** \*  
\* **Prop 13** \*

Lunch Sponsor:



Members Name: \_\_\_\_\_ \$ 48 each  
Non Members : \_\_\_\_\_ \$ 58 each  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Guests: \_\_\_\_\_  
Company: \_\_\_\_\_  
Guests: \_\_\_\_\_  
Company: \_\_\_\_\_

TOTAL REMITTANCE: \$ \_\_\_\_\_

Pay by check, cash, Visa or Master Card only

Card Holder's signature: \_\_\_\_\_

Account Number: \_\_\_\_\_ Expiration: \_\_\_\_\_ 3 digit \_\_\_\_\_

Make checks payable to:  
**BOMA Inland Empire**  
**22421 Barton Road #132**  
**Grand Terrace, CA 92313**  
**Phone: 909-825-2000**  
**E-mail: [director@BOMAie.org](mailto:director@BOMAie.org)**

Deadline for registration is October 30

Members: \$48 pre-paid;

Non-Members \$58 pre-paid;

Registration: 11:15 am Lunch: 11:45am

## 2015 EVENTS AND ACTIVITIES CALENDAR

January	February	March
<p><b>Monthly Luncheon: January 28</b>  11:30 AM- John Husing, Economist.  Mission Inn, Riverside, CA  Lunch Sponsor   Board meeting to follow</p> <p>BOMA International Winter Business Meeting:  Jan 16-19, 2015- Scottsdale, AZ</p>	<p><b>Monthly Luncheon: February 25</b>  11:30 AM- ADA Compliance- Serge Bonaldo</p> <p>Lunch Sponsor   Board Meeting to follow</p> <p>BOMA CAL Board Meeting:  Feb 4–San Diego</p>	<p><b>Monthly Luncheon: March 18</b>  11:30 AM- Women in Business</p> <p>Lunch Sponsor   Board Meeting to follow</p>
April	May	June
<p><b>Golf Classic: April 10</b>  Annual Charity Golf Classic  Swingin' 70's  Eagle Glen, Corona, CA  Charity: Cystic Fibrosis Foundation</p> <p>Industry Wide Legislative Meeting:  April 2- TBD</p>	<p><b>Monthly Luncheon:</b>  Dark</p>	<p><b>Monthly Luncheon: June 17</b>  11:30 AM- Matthew Hargrove  BOMA California - CBPA  Board Meeting to follow  Lunch Sponsor </p> <p>BOMA CAL Board Meeting  June 3- Sacramento  BOMA International Conference: June 28-30  Los Angeles, CA</p>
July	August	September
<p><b>Wine Excursion: July 17</b>  Temecula, CA-  Bus Tour through Temecula Valley</p>	<p><b>Monthly Luncheon:- August 19</b>  11:30 AM- Water Conservation</p> <p>Lunch Sponsor   Board Meeting to follow</p>	<p><b>Monthly Luncheon: September 16</b>  11:30 AM- BOMAFest 2015  Vendor Appreciation &amp; Trade Show</p> <p>Board Meeting to follow</p>
October	November	December
<p><b>Bowling for BOMA: October 14</b>  5:30 PM- 8:30 PM  AMF Bowling Lanes  10781 Indiana Avenue, Riverside, CA</p>	<p><b>Monthly Luncheon: November 4</b>  11:30 AM- Government Awareness  and Annual Meeting</p> <p>Lunch Sponsor   Board Meeting to follow</p> <p>BOMA CAL Board Meeting: Nov. 6  Location –Thunder Valley, Sacramento</p>	<p><b>Holiday Luncheon: December 4</b>  11:30 AM Mission Inn – Riverside, CA</p> <p>Board Meeting - DARK</p>
<p style="text-align: center; background-color: #0056b3; color: white; padding: 10px;">Check out our website at <a href="http://www.bomaie.org" style="color: white;">www.bomaie.org</a></p>		



Federated with BOMA International



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