

March Luncheon

Thursday, March 10, 2016

Property Manager Lineup



Moderator: Bette Rader

Panelist: Sherie Brooks

Panelist: Desiree Glover

Panelist: Dalida Silverman

Panelist: Pam White



January-
February
2016

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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 10.4 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. Learn more about BOMA International's 100-year history online at www.boma.org.



Independent Institute for Property
and Facility Management Education

Federated with BOMA International

www.boma.org





President's Message



Hi Everyone!

Another year is upon us and as your 2016 Chapter President, I would like to thank all of the Association Members and Board Members for giving me the opportunity to lead this amazing organization. I wouldn't want to be any other place than here at BOMA Inland Empire.

I would like to thank everyone who attended the Holiday Luncheon at the Mission Inn on December 4th. 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!

Thursday, March 10th BOMA's Property Manager Line Up. Bring your toughest questions to the most seasoned Property Managers in the Inland Empire. We manage Industrial, Medical, Retail, and Office buildings throughout the Inland Empire.

Friday, April 15th, we will hold our annual charity golf tournament benefitting The Cystic Fibrosis Foundation. The tournament will be held at Eagle Glen Golf Course in Corona. Our theme this year is **Superheroes**. Looking forward to "super" fun tee sponsors, colorful capes and tights, and a sold out tournament. A fine day of golf, networking, and raising money for CF!

I thank all of you for your continued participation and support of BOMA Inland Empire. See you all March 10th!

Sincerely,

Dalida G. Silverman

Dalida G. Silverman

BOMA Inland Empire 2016 President

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President and
Golf Chairman



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Linda Mason
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Director



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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.

2015 Holiday Luncheon Photos

Photos by Andre Landscape Service's AJ Schwartz



ABM Onsite Services
2015 Company of the Year Award



Nina Sanchez
2015 Associate Member of the Year Award



Pam White, RPA
2015 Principle Member of the Year Award



Dalida Silverman
2015 Principle Member of the Year Award



HAR-BRO Restoration
2015 President's Award



2015 Holiday Luncheon Photos (continue)



2015 Holiday Luncheon Photos (continue)



THANK YOU for making
BOMA Inland Empire's toy drive so successful!



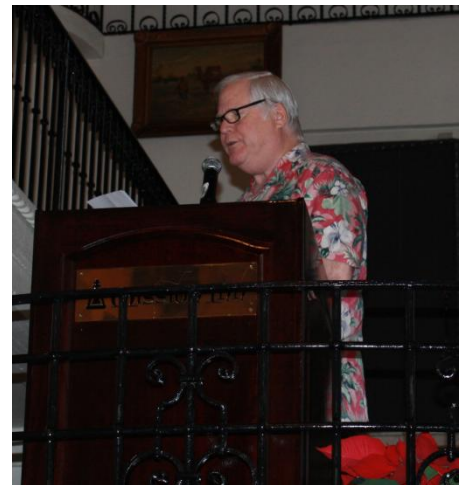
2015 Holiday Luncheon Photos (continue)

2015 Board of Directors



Board Members from left to right: Teri Braden, Linda Mason, Pam White, Marge Almond, Sherie Brooks, and Dalida Silverman.

2016 Board of Directors



Board Members from left to right: John Bernard, Teri Braden, Linda Mason, Marge Almond, Sherie Brooks, and Dalida Silverman. Rex Hime, CBPA, administered the Board Oath of Office.

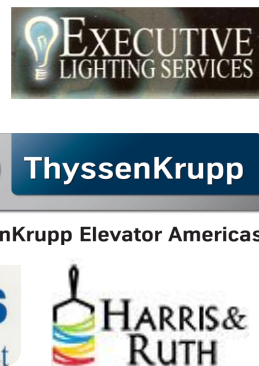


2015 Holiday Luncheon Photos (continue)

2015 Annual Charity Golf Classic benefiting Cystic Fibrosis Foundation



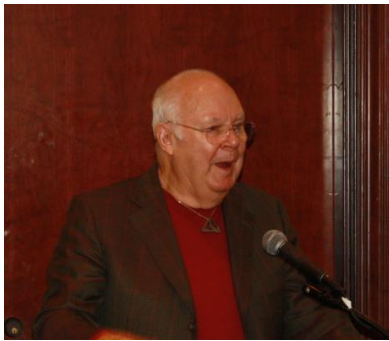
26th Annual Charity Golf Classic Sponsors



January 2016 Luncheon Photos

Photos by Andre Landscape Service's AJ Schwartz

ECONOMICS & POLITICS, inc.



Thank you ABM Onsite Services for sponsoring January's lunch.



BOMA Scores Significant Legislative Victories for Commercial Real Estate

BOMA International's lobbying efforts have resulted in a series of historic advocacy victories for the commercial real estate industry today with the passage of the **Protecting Americans from Tax Hikes (PATH) Act of 2015** by the U.S. Congress. Included in the PATH Act are a permanent extension of the **15-year depreciation on qualified leasehold improvements**, BOMA's top tax priority; fixes to the Foreign Investment in Real Property Tax Act (FIRPTA); and a straight two-year extension of the energy efficiency deduction for commercial buildings.

Commercial building owners now have the economic certainty necessary to invest capital confidently knowing they will be able to depreciate tenant improvements over 15 years instead of 39, a timeline that more closely aligns with the life of an average lease. This will result in more tenant improvement projects, which will lead to more construction jobs and boost the U.S. economy. Over the past decade, the provision to reduce the depreciation timeline from 39 to 15 years had been extended, but often retroactively or at the last minute, not allowing building owners, managers or tenants to take full advantage of the law. Permanent 15-year depreciation is a big win for the health of both the commercial real estate industry and the economy.

The **two-year extension of the deduction for energy efficiency improvements for commercial real estate**, also known as the **179D deduction**, is a victory for building owners who are making investments in their properties to increase energy efficiency. BOMA International would like to see this deduction improved and enhanced to truly spur innovation in the commercial real estate's market transformation towards greater efficiency in future legislation, but a two-year extension is a positive step in the right direction to incentivize building owners to invest in the efficiency of their buildings.

"BOMA International applauds Congress for coming together to pass this important legislation," said BOMA International Chair Kent Gibson, BOMA Fellow, president of Capstone Property Management, LC. "The comprehensive PATH Act is good for commercial real estate, good for the economy and good for the American people."

For more information on BOMA International's federal advocacy efforts, visit the Industry Issues section of www.boma.org.



BOMA Member Benefit Program: The Home Depot

The Home Depot now offers a national rebate incentive program for BOMA members. Enroll in the program and receive a **2% annual rebate** on all qualifying pre-tax purchases (a qualifying purchase is any pre-tax purchase on a registered account). There is **no cost to enroll**. You can register any form of payment accepted by The Home Depot, including checking accounts, credit cards, debit cards and The Home Depot accounts. Beginning March 1, annual purchases must total a minimum of \$10,000 to qualify for the rebate.

The next rebate period runs **March 1, 2016 through February 28, 2017**. You can enroll at any time; however, the sooner you enroll the sooner you start earning your rebates. Rebate payments are issued annually within 60 days of the end of the rebate period.

Enrollment is now open, and you must enroll to participate. Go to <http://homedepot.com/prorewards> to sign up and start earning your rebates. Be sure to enter the program code BOMA when you register. View a customer registration and enrollment guide. Or for assistance, call 1-866-333-3551. Be sure to mention BOMA. Once you enroll, you'll be able to manage your account, add new accounts, add new users and check your account status. This program is for commercial accounts only.

Enroll today, and start earning money on your company's Home Depot purchases!



Katelyn Shepherd
Account Manager

ThyssenKrupp Elevator Americas
C11-651371
1601 S. Sunkist Street, Suite E
Anaheim, CA 92806
Direct Telephone: (714) 941-2317, Fax: (866) 768-8620
Mobile: (714) 231-6001
E-mail: katelyn.shepherd@thyssenkrupp.com
Internet: www.thyssenkruppelevator.com

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amspaving.com

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Are you ready for El Niño?

Weather forecasters are predicting record El Niño storms. Severe weather could impact Southern California Edison's (SCE) entire service territory. SCE is planning and preparing for the storms, and becoming ready to respond to any potential impacts to our electric system. We're working closely with emergency-response organizations, law enforcement organizations, local governments, and other California utilities to be sure we're ready when the time comes.

How You Can Prepare Before the Storm

- SCE's number one priority is the safety of its customers and employees. Never approach or touch a downed power line or dangling wire — even if it appears not to be live. Call 911 immediately.
- Visit SCE.com to learn about severe weather preparedness information and safety tips.
- Follow SCE on Social Media (Twitter, Facebook, Instagram) to learn about severe weather preparedness and how to stay safe when severe weather strikes.
- Make sure you have a battery-operated radio and flashlights. Check the batteries to make sure they're fresh. Use flashlights for lighting during a power outage. Do not use candles because they pose a significant fire hazard.
- If you use a generator, place it outdoors and plug individual appliances directly into it, using heavy-duty extension cords. Connecting generators directly to household circuits creates "backfeed," which is dangerous to repair crews.
- Read [Inside Edison](#) for stories focused on severe winter weather, including preparedness efforts, safety information and actions customers should take to be prepared for severe weather and the possibility of service outages.

Taking steps to prepare ahead of a storm can save endless headaches for you down the road.

Safety Tips for Storm Season

Just 6 inches of moving water can knock you down, and 2 feet of water can sweep your vehicle away.

Be aware of flash floods in your area. Flash floods are the #1 cause of weather-related deaths in the U.S.

If there is a chance of flash flooding, move immediately to higher ground. Sandbags can be used to help protect your property before a storm.

Severe weather can cause power lines to fall. They can electrify puddles, wet grass, and the surrounding area. Watch for downed power lines and call 911 immediately.

SCE is preparing for El Niño

Weather forecasters are predicting record El Niño storms. Severe weather could impact Southern California Edison's (SCE) entire service territory. SCE is planning and preparing for the storms, and becoming ready to respond to any potential impacts to our electric system.

Our planning and preparation efforts include:

Physical Preparations:

- Completing a hazard analysis across our service territory. The analysis identified specific areas where we are taking steps to mitigate the impact of potential outages.
- Evaluating alternate operating locations and assessing inventory levels of equipment, materials and personnel. This includes the inventory of towers, poles, transformers and batteries that run key systems in our substations.
- Conducting frequent inspections of our equipment and facilities that may be susceptible to expected hazards. This will include post-storm inspections that will help us prepare for repeated weather events and quickly correct any new concerns.
- Increasing our tree trimming and brush clearance activities over the past two years in response to the state's drought condition. This activity will continue throughout the storm season.
- Clearing storm drains in and around our substations and service centers and testing sump pumps.

Preparing to Respond:

- Creating a plan that outlines how we will organize and respond to severe weather events such as El Niño.
- Implementing the Incident Command System — a standard, widely used emergency response system — to respond to and manage business disruptions and to improve our integration with first responders.
- Meeting and working with representatives from emergency response organizations across our service territory and the California Office of Emergency Services to review our planning efforts.

- Having SCE meteorologists provide real-time weather conditions to the company to help with resource planning and personnel deployment.
- Conducting additional severe weather training for appropriate personnel.

Educating Our Customers:

- Utilizing SCE.com to provide customers with severe weather preparedness information, safety tips and actions they should take to prepare for severe weather and the possibility of service outages.
- Using social media — [Twitter](https://twitter.com/SCE), [Facebook](https://facebook.com/SCE) and [Instagram](https://instagram.com/SCE) — to educate customers on severe weather preparedness and provide them with safety tips.
- Educating customers on downed wire safety through an ongoing advertising campaign.
- Running a series of El Niño stories on our external [Inside Edison](http://InsideEdison.com) website. Customers can learn about SCE's preparedness efforts and actions they can take to prepare for severe weather and the possibility of weather-related service outages.
- Creating an outage alert system (email, voice and text) that gives customers current outage information, including status updates and restoration times. In early 2016, all customers should be able to enroll to receive alerts by logging onto their account at SCE.com.
- Including severe weather preparation information on customers' bills.
- Working with the American Red Cross in partnership on preparedness efforts to educate seniors, the medically sensitive and the disabled about safety during outages and emergency backup plans.

To Report Downed Wires Call 911
To Report an Outage Call 1-800-611-1911



27th Annual Charity Golf Classic

SUPERHEROES



1800 Eagle Glen Parkway
Corona, CA 92883

Friday, April 15, 2016



Sponsorships

All Sponsors Receive Special Recognition at the Tournament and in the BOMA IE 2016 Newsletter

PLATINUM TOURNAMENT SPONSOR - ThyssenKrupp Elevator

DINNER SPONSOR - Parkwest Construction

GOLD SPONSOR - \$3,000 (2 AVAILABLE)



ThyssenKrupp Elevator Americas



Parkwest Construction Co.

- Four (4) Golf Tournament entries
- Four (4) breakfast & dinner wristbands
- Gold Sponsor banner with company logo
- Scrolling advertising at clubhouse



DRINK SPONSOR - \$2,000 (1 AVAILABLE)

- Two (2) Golf Tournament entries
- Two (2) breakfast & dinner wristbands
- Drink Sponsor banner with company logo
- Scrolling advertising at clubhouse

SUNRISE BUBBLY SPONSOR - CAM Services



BREAKFAST SPONSOR - \$2,000 (1 AVAILABLE)

- Two (2) Golf Tournament entries
- Two (2) breakfast & dinner wristbands
- Breakfast Sponsor banner with company logo
- Scrolling advertising at clubhouse

SIGN SPONSOR - Sign Specialists Corporation



CART SPONSOR - Nugent Painting, Inc.



SILVER SPONSORS - \$1,500 (3 AVAILABLE)

- Two (2) breakfast & dinner wristbands
- Banner with company logo
- Scrolling advertising at clubhouse

SNACK CART SPONSOR - ABM Onsite Services



BALL DROP SPONSOR - Day Lite Maintenance



PHOTOGRAPHY SPONSOR - Securitas



ENTERTAINMENT SPONSOR - Highland Commercial Roofing



WINE TASTING SPONSOR - Harris & Ruth Painting Contracting



TROPHY SPONSOR - \$1,000 (1 AVAILABLE)

- Two (2) breakfast & dinner wristbands
- Banner with company logo
- Scrolling advertising at clubhouse

LONGEST DRIVE SPONSOR - Executive Lighting & Electric



19TH HOLE PUTTING CONTEST SPONSOR - \$800 (1 AVAILABLE)

- Two (2) breakfast & dinner wristbands
- Area at Putting Green for promotional material & networking
- Banner with company logo

HOLE-IN-ONE SPONSOR - \$800 (1 AVAILABLE)

- Two (2) breakfast & dinner wristbands
- Tee for promotional material, games & networking
- Banner with company logo
- Scrolling advertising at clubhouse

BRONZE SPONSORS - \$500 (1 AVAILABLE)



LIVE AUCTION SPONSOR - \$600 (1 AVAILABLE)

- Two (2) breakfast & dinner wristbands
- Banner with company logo
- Scrolling advertising at clubhouse

TEE SPONSOR - \$450 (1 AVAILABLE)

- Two (2) lunch & dinner Wristbands
- Tee for promotional material & networking

CLOSEST TO THE PIN SPONSOR - \$800 (1 AVAILABLE)

- Two (2) breakfast & dinner wristbands
- Tee for promotional material, games & networking
- Banner with company logo
- Scrolling advertising at clubhouse

REGISTRATION SPONSOR - \$500 (1 AVAILABLE)

- Two (2) breakfast & dinner wristbands
- Table Space to display promotional material



GREEN SPONSOR - \$250 (18 AVAILABLE)

- Signage with company logo near hole at green

DECORATION SPONSOR - Garden Interiors



**Universal Building Maintenance,
Painting Unlimited, W.C. Friend Co.
BELFOR Property Restoration
Access Exterminator Services,
Sanders & Wohrman, HAR-BRO
Light Pole Systems, AMS Paving,
Ascentia Engineering, Vista Paint,
American Technologies, Bay Alarm
Sherwin Williams**

BOMA Inland Empire
22421 Barton Rd. #132
Grand Terrace, CA 92313
Office: 909.825.2000
Director@BOMAIE.org

Dalida Silverman
BOMA Golf Committee
Chairman
Office: 951.682.6000
Cell Phone: 951.206.9364
DSilverman@MCA-Realty.com



Benefiting:



SUPERHEROES



Eagle Glen
GOLF CLUB

1800 Eagle Glen Parkway Corona, CA 92883

Friday, April 15, 2016

8:00 AM Registration & Breakfast

10:00 AM Shotgun Start

REGISTRATION

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Golfers:

1. _____ 5. _____

2. _____ 6. _____

3. _____ 7. _____

4. _____ 8. _____

Options:

Single Golfer (includes golf, cart, breakfast & dinner)

Golf Foursome (includes golf, cart, breakfast & dinner)

Before February 29, 2016

After March 1, 2016

Mulligans

Ball Drop (1 Ball)

(5 Balls)

Price:

\$ 225

\$ 900

\$ 990

\$ 40

\$ 25

\$ 100

Quantity:

Sponsorship (type) _____

(price) \$ _____

Sponsorship (type) _____

(price) \$ _____

Dinner Only (each)

\$ 55

Charitable Donation to Cystic Fibrosis Foundation

\$ _____

TOTAL

\$ _____

☐ Visa ☐ Master Card ☐ Check

Event shall be rescheduled should there be inclement weather. No refunds.

Card #: _____ Expiration: _____ 3 digit _____

Name (As shown on card): _____

Signature: _____

Please make checks payable to:

BOMA Inland Empire

22421 Barton Road #132, Grand Terrace, CA 92313

Phone: 909.825.2000

Email: Director@BOMAIE.org

Chairman:

Dalida Silverman

Senior Portfolio Manager

Office: 951.682.6000

Cell Phone: 951.206.9364

DSilverman@MCA-Realty.com



2016 Golf Ball Drop Sponsor

Sign up to win cash!

(1) ball for \$25 -OR- (5) balls for \$100

Day Lite Maintenance will drop all the golf balls from a boom truck at the end of the tournament. The ball that is in the hole, or closest to the hole, will be declared the winner.

Winner need not be present to win. Cash jackpot is determined by the amount of sales.

** Personal liability on damages to course, golf carts or any other property shall be the responsibility of registered players and/or volunteers.*



Property Manager Lineup

Thursday, March 10, 2016

Registration 11:15 A.M. Lunch 11:45 A.M.

**Marriott, 3400 Market Street
Riverside, CA 92501**



Moderator: Bette Rader

Dalida Silverman



Desiree Glover



Pamela White



Sherie Brooks



Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Cell: _____ Fax: _____
E-Mail: _____
Guest: _____
Company: _____
Guest: _____
Company: _____

Members: \$ 48
Non-Members: \$ 58

Lunch Sponsor:



TOTAL REMITTANCE: \$ _____

Pay by Cash, Check, Visa or Master Card

Card Holder's signature: _____

Account Number: _____ Expiration: _____ 3 digit _____

Make checks payable to:
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Grand Terrace, CA 92313
909.825.2000
Director@BOMAIE.org

Deadline for registration is **Monday, March 7th**

Members: \$ 48 pre-paid

Non-Members \$ 58 pre-paid

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

2016 EVENTS AND ACTIVITIES CALENDAR

January	February	March
<p>Luncheon: Thursday, January 14 11:30 AM - John Husing, Economist Marriott, Riverside</p> <p>Lunch Sponsor: </p> <p>Board meeting to follow</p> <p>BOMA International Winter Business Meeting: Jan. 31 - Feb. 3 Washington, DC</p>	<p>Luncheon: Thursday, February 11 11:30 AM - Matthew Hargrove, BOMA California Marriott, Riverside</p> <p>Lunch Sponsor: </p> <p>Board Meeting to follow</p>	<p>Luncheon: Thursday, March 10 11:30 AM - Property Manager Lineup Marriott, Riverside</p> <p>Lunch Sponsor: </p> <p>Board Meeting to follow</p> <p>BOMA CAL Board Meeting March 2 Oakland</p> <p>Industry Wide Legislative Meeting: March 17 TBD</p>
April	May	June
<p>Golf Classic: Friday, April 15 Annual Charity Golf Classic Superheroes Eagle Glen, Corona Charity: Cystic Fibrosis Foundation</p>	<p>Dark</p>	<p>Quakes Baseball Game: Friday, June 3 7:05 PM - Rancho Cucamonga vs. Lake Elsinore LoanMart Field, Rancho Cucamonga</p> <p>Board Meeting: Thursday, June 16</p> <p>BOMA CAL Board Meeting June 8 Sacramento</p> <p>BOMA International Conference & Expo June 25-28 Washington, DC</p>
July	August	September
<p>Wine Excursion: Friday, July 15 Bus tour through Temecula Valley Wine Country</p>	<p>Luncheon: Thursday, August 11 11:30 AM - Candy Stalling, Violence in the Workplace Marriott, Riverside</p> <p>Lunch Sponsor: </p> <p>Board Meeting to follow</p>	<p>Luncheon: Thursday, September 15 11:30 AM - BOMAFest 2016 Vendor Appreciation & Trade Show Citizens Business Bank Arena, Ontario</p>
October	November	December
<p>A Day At The Races: Friday, October 14 Santa Anita Park, Arcadia</p> <p>BOMA CAL Board Meeting Oct. 21 Newport Beach</p>	<p>Luncheon: Thursday, November 10 11:30 AM - Connie Larson, Living Better 101 Marriott, Riverside</p> <p>Lunch Sponsor: </p> <p>Board Meeting to follow</p>	<p>Holiday Luncheon: Friday, December 2 11:30 AM - Mission Inn, Riverside</p>
<p style="text-align: center; font-size: 1.2em;">Check out our website www.bomaie.org</p>		



Federated with BOMA International



BOMA Inland Empire
 22421 Barton Road #132
 Grand Terrace, CA 92313
 • T: 909-825-2000
 E-Mail: Director@BOMAIE.org