

Temecula Wine Excursion 2015

Friday, July 17, 2015



Join us on a lovely bus tour of beautiful Temecula Valley for an enjoyable day of networking, food and fun.

Departure from the Park & Ride in Norco at 3945 Old Hamner Road, Norco @ 8:30 AM, arriving in Temecula around 10 AM.

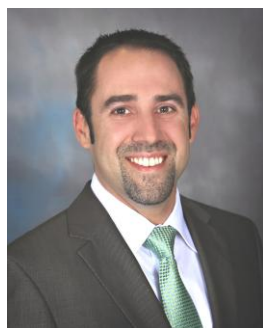
Thank You to all the sponsors and participants.



July-
August
2015

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- BOMA California
- BOMA International - International measurement info.
- July Wine Excursion flyer
- August 19th Luncheon flyer



August Luncheon Meeting



Ryan McManus- City of Riverside

August 19, 2015

Marriott Riverside

Lunch Sponsor



Independent Institute for Property
and Facility Management Education

Federated with BOMA International

www.boma.org



President's Message



Hello Everyone,

I would like to thank Matthew Hargrove for attending our June luncheon. His insight and expertise in the legislative world that effects our industry is always enlightening. If you were able to attend the luncheon, you now have more knowledge of how important our participation is in BOMA California. Please feel free to contact Kim Kahler at our local office for more information and to be get more involved.

Our annual Wine Tour is coming up. We look forward to a day full of fun, networking, games, bus rides and shenanigans, throughout the Temecula Valley.

Our August luncheon Speaker will be Ryan McManus from the City of Riverside Public Utilities. Ryan will discuss water and energy efficiency and the direct installation program he developed.

Don't miss our Vendor Appreciation event, "BOMAFest Goes Hollywood". Our glitz and glamour themed event will shine the lights on our very own celebrities, our vendors. Don't miss this spectacular affair. We look forward to seeing all of you there and at other upcoming events.

Thanks to all of you for your continued participation and support of BOMA/ Inland Empire.

Sincerely,

Dalida G. Silverman Dalida G. Silverman
BOMA Inland Empire 2015 President



The Building Owners and Managers Association (BOMA) International is a federation of 93 BOMA U.S. associations, BOMA Canada and its 11 regional associations and 13 BOMA international affiliates.

Founded in 1907, BOMA represents the owners and managers of all commercial property types including nearly 10 billion square feet of U.S. office space that supports 3.7 million jobs and contributes \$205 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.

JOIN BOMA Inland Empire TODAY.
director@BOMAie.org * 909-825-2000

There is no more powerful leadership tool than your personal example. –John Wooden,
American Basketball Coach.



Kindy Hohman
Director of
Business Development

275 S. LEWIS, ORANGE, CA 92868
ST. CONTR. LIC. #C-10-597064
WEBSITE: www.daylite.com
EMAIL: kindy@daylite.com

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

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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.



June Meeting Review

News from Sacramento and Beyond

Matthew Hargrove of California Business Properties Association (CBPA) discussed many issues and pending bills pertinent to the commercial property industry, including Prop 13, Split Roll Tax, Title 24 and water issues. He answered questions and could have presented material for many hours. His knowledge at both the state and local levels is extensive and informative.

Thank you Matthew for an outstanding presentation. Thank you also to everyone who attended and to our Luncheon Sponsor, ABLE Services.

June Luncheon Sponsor



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



Elizabeth Williams
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Business Development

Inland Empire
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CERTAINTY IN TAXATION: PROP. 13'S BEST FEATURE

Our friend [Jon Coupal](#), President of the Howard Jarvis Taxpayers Association, offers some good history in an editorial released today:

In its more than 160 plus year history, few things have remained constant in California. However, since the 1800's California has taxed all classes of property the same.

Thus, when the iconic Prop 13 passed in 1978, it did not differentiate between different kinds of property. All real property – whether residential or commercial – was bestowed with the benefits of a reasonable one percent tax rate cap and, just as importantly, a two percent limit in the annual increase in taxable value.

In 1978, the predominant fear permeating California was an exploding tax burden that was forcing people out of their homes. The one percent rate cap was important, of course, but a rate cap by itself does nothing to control a property tax bill that is based on the “market value” of one’s home. If market values double – as they frequently do in an overheated real estate market – then property owners remain vulnerable to wild fluctuations when tax time comes around.

By limiting the annual increases in “taxable value” or “assessed value” of property to two percent per year, Prop 13 gave property owners something they never had before – absolute certainty in what their tax bills would be in future years. No more would property owners open their tax bills with trembling hands because they knew that, thanks to Prop 13, any increase would be modest.

The certainty and predictability of property taxes is just as important to owners of business properties as it is to homeowners.

First, let’s dispel the myth that Proposition 13 created a loophole for business properties. As noted above, California has always taxed property at the same rate. Proposition 13 didn’t change that. Second, we often hear that, during the campaign in 1978, the fact that Proposition 13 protections would be extended to business properties wasn’t presented to the voters. Not true. The opponents hammered those arguments throughout the campaign and, specifically, in the official ballot pamphlet itself.

Moreover, during the Proposition 13 campaign, it was predicted that, over time, homeowners would pay an increasing percentage of the total property tax revenue because residential properties change hands more frequently than commercial properties and thus would be taxed closer to market value. But for many years the percentages remained relatively static. Only more recently has there been an uptick in the percentage of property taxes paid by homeowners. And this appears to be due to land use changes, such as a shrinking industrial/manufacturing sector and luxury home development than it is to Prop 13.

Californians need to keep in mind the stability and predictability of Proposition 13 is as important to owners of business properties as it is to homeowners. Indeed, this is more true now than it was in 1978. Back then, California was a pro-business state with a growing economy, a vital aerospace industry and an infrastructure system that was the one of the world’s best. Now, California is rated dead last as a place to do business, we have the highest poverty rate and a tax and regulatory environment that has caused countless businesses – both large and small – to move elsewhere.

Stability and predictability of future property tax liability afforded by Prop 13 is one of the few remaining pro-business policies in California. Why on earth would we want to repeal that?

ANOTHER SOURCE OF INFO the Water Nexus – <http://www.energy.ca.gov/research/iaw/water.html>



Study: A split roll property tax could result in the loss of up to nearly 397,000 jobs in the first five years

Read more here: <http://www.sacbee.com/opinion/california-forum/article23823043.html#storylink=cpy>

By Jon Coupal and Rex Hime

On Wednesday, Sens. Loni Hancock and Holly Mitchell introduced an attack on California's most important taxpayer protection, Proposition 13 ("[It's time to make Prop. 13 fairer for homeowners](#)"; Viewpoints, June 10). SCA 5, a proposed constitutional amendment, would alter California's constitution to create a "split roll" property tax, imposing higher property taxes on non-homeowner properties, including business properties.

They claim SCA 5 would raise \$9 billion – that's billions of taxpayer dollars in a time when California is seeing a record budget surplus, is able to pay all its bills and store money in the rainy-day fund and still have a multibillion-dollar surplus.

Rex Hime

This is no time to raise taxes. Instead, we should be focusing on how to grow our economy and create a friendly business environment, not drive even more businesses out of state. California has been rated as the worst state in which to do business by CEO Magazine for 11 years in a row.

A [Pepperdine University study](#) found that a split roll property tax could result in the loss of up to 396,345 jobs in California over the first five years and increase property taxes for businesses anywhere between \$6 billion and \$10 billion per year.

Both senators are working with California Calls, an organization that has long opposed Proposition 13's taxpayer protections, with the end goal of placing an initiative on the 2016 ballot. Californians have seen split roll initiatives on the ballot twice, and voters have handily rejected them both times – Proposition 8 in 1978 and Proposition 167 in 1992. With support for changing Proposition 13 through a split roll at its lowest point since 2012, according to a [PPIC poll](#) released in June, this proposal seems likely to stall as it has time and time again.

This massive tax increase is not really about forcing businesses to pay their fair share because they already do. Instead, it is simply a money grab by special interests who want to raise taxes even more than the billions of dollars in new taxes raised by Proposition 30 in 2012. This is just another excuse to generate billions in new taxes that the politicians, like Sens. Hancock and Mitchell, can spend in Sacramento with little accountability to voters.

Jon Coupal is president of the Howard Jarvis Taxpayers Association. Rex Hime is the president and CEO of the California Business Properties Association. Both are members of Californians to Stop Higher Property Taxes.

Read more here: <http://www.sacbee.com/opinion/california-forum/article23823043.html#storylink=cpy>



News & Information



BOMA International, in partnership with the Royal Institution of Chartered Surveyors, announces upcoming courses on the new International Property Measurement Standards.

What is IPMS?

International Property Measurement Standards (IPMS) address current inconsistencies in the way property is measured around the world by introducing an internationally recognized standard for measuring space. BOMA International is working in partnership with the Royal Institution of Chartered Surveyors to provide training on this exciting new change to global standards.

Why IPMS?

Property is measured in different ways around the world. Depending on the method used, the calculated floor area can deviate by as much as 24%.* Corporate occupiers require a consistent way to accurately compare their current space utilization and forecast future space needs. IPMS will provide that consistency, offering corporate occupiers a uniform method for measuring, understanding and benchmarking their office space in different markets around the world, as well as assisting valuation and financial reporting consistency across international markets.

**According to JLL*

Property advisers can use IPMS to ensure the measurement information provided to clients is consistent and comparable across international markets. This will initially provide a great opportunity for competitive advantage as demand for IPMS measurements increases.

IPMS Education

BOMA International has partnered with the Royal Institution of Chartered Surveyors (RICS) to provide training on the new IPMS for Office Buildings.

Don't miss these upcoming IPMS webinars:

- ***International Property Measurement Standards - Application and Methodology***
July 8, 2015
- ***International Property Measurement Standards: Planning, Development and Property Management***
July 17, 2015
- ***International Property Measurement Standards - The Standards***
September 17, 2015

For more information, contact Catie Slye, BOMA International Director of Education, at cslye@boma.org .



News & Information



BOMA International has negotiated exclusive discounts and rebates for BOMA members with the following national companies. Click on the links below and start saving today on purchases of building supplies, office supplies, express shipping, merchant services and more. The savings are substantial, the benefits are endless and just one more reason why BOMA membership is all about value. Please note: These programs are available to BOMA members in the U.S. only.

Learn more at www.boma.org

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Joanna Velarde
Account Manager
C. 951.318.5549
joanna.velarde@harbro.com

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**Let the refining and improving of
your own life keep you so busy that
you have little time to criticize others.**
—H. Jackson Brown, Jr.

**You can't use up creativity. The more
you use, the more you have.**
—Maya Angelou



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Drought and the Energy Industry

Almost all the Utility Companies in California have Hydro Power. This severe drought has lowered so many reservoirs that this non-polluting method of electricity generation has been adversely impacted.



Hydro power is used during the temperature intense parts of the year. Not having that as an option does mean that Renewables and fossil fuel generating plants will have to pick up the loss of Hydro Power generation. But, really, just how serious is the drought and how does one know this?

Water is necessary for human survival. The water on planet Earth is what is here. What kinds of water sources are there? There is surface water in rivers, streams, ponds, lakes and reservoirs. Surface water is the kind most pursued and treated by water authorities. The majority of it comes from rain or snow. Some does come from springs in the ground. It has to be treated by the water authorities for contamination from parasites, chemicals, hardness and other issues. Utilities have “pump test” groups which review pump operation for motor and pump efficiencies. Here are some of their observations.

AQUIFERS reflect where the water is housed (underground). L.A. County is predominantly clay.

IMPURITIES in the water include dissolved solids, chemicals and other items. These must be removed. The removal is by the use of filtration, reverse osmosis, ion exchange or softener chemicals.

COST IMPACTS to do this treatment work can be reasonable to extravagant. Why do this work? If the work isn’t done then humans can succumb to mild gastro internal discomfort to, potentially, death.

PROCEDURES include reverse osmosis (a membrane type filter technology), ion exchange (use of adding certain elements to make the contaminant become less of a contaminant) and water softening (addition of a salt to neutralize a water hardness contaminant)

ISSUES occur when water is treated. Yes, the water you drink will be treated and neutralized. However, any by-product from that treatment could become a very bad contaminant and would be returned to the ground (or to the ocean) in even more concentrated form. If water flow rate being treated is not properly adjusted that flow could severely retard or even eliminate the treatment media.

POTENTIAL HEALTH CONCERNS should be discussed with your Doctor. Since none of us is a water treatment expert or a Doctor, a certain water softening criteria using salt could have an adverse effect on a heart patient. Other health issues may require specific contaminant removal up to 100%.

COMPLETE CONTAMINANT REMOVAL can occur through the manufacture of distilled water such as is done shipboard. This is considered “aggressive” fresh water. The pH level can get low enough to begin dissolving pipes or fixtures. Soda ash or another form of “basic” treatment may be necessary.

Drought and the Energy Industry

Continued from page 9



SOME CURRENT EXAMPLES OF DROUGHT RELATED CONSEQUENCES

- Existing pre-drought contracts with AG Accounts have led to over pumping of well water.
- Central Valley ground levels have dropped in some cases by several feet
- According to Cordoba, the engineering firm, this has had an effect on "bullet train" routing.
- Some locations such as E. Porterville are unable to pump anymore water (dry).
- Underground aquifers take years, decades or centuries to replenish those water levels.
- On average, all Accounts must reduce water usage by 25%.
- LADWP is unable to pump anymore from Owens Valley since Mulholland founded LADWP.
- Water may have to be trucked in to some locations which is highly expensive.
- Returning high concentrate water treatment waste to ground water may damage the aquifer.

WHAT ABOUT DESALINIZATION? Those plants take a while to design & build. The operation is not inexpensive. A recent TV presentation estimated the Carlsbad plant down by San Diego to be able to turn out water, in agricultural terms, at a cost of \$2,400 per acre foot. Colorado River farmers have had long term pre-drought Contracts with those authorities. Their water cost is \$20 per acre foot. If 39 million gallons of water are required for that geographic area the costs become evident.

HOW DEEP ARE DRILLERS GOING? They are doing down as deep as 500 feet or more. Arthur & Orum, a well driller in the central valley, is charging \$250,000 to go down to 1,200 ft. According to their spokesperson in an interview on PBS, they have a backlog with those farmers of at least 1 year.

The justification for what is being done is that the region provides 25% of the food in the U.S. There are satellites that are able to see what AG regions throughout the world are doing. Guess what? It is the same all over. Gravity Recovery And Climate Experiment (GRACE) is a government funded Program that is finding overpumping is world wide and may become catastrophic unless rain comes or attitudes change. The justification, unfortunately, is also the same; civilizations need water to grow food, throughout the world. PBS TV has had some good Programs related to water and drought.

WHAT IS CA DOING? Pumping from the Delta is OUT, both politically and physically. Like NYC, which uses 3 tunnels to collect winter run-off from the Catskill & Adirondack Mtns. CA, is drilling 2 bores known as the DELTA CONVEYANCE, to bring winter run-off to So. CA, from the Shasta Mtn. region. Go to KCET.ORG/WATER to see Gov. Jerry Brown's interview with the L.A. times on what is being done

ANOTHER SOURCE OF INFO the Water Nexus – <http://www.energy.ca.gov/research/iaw/water.html>



Benefitting



April 10, 2015

Swingin' 70's



Eagle Glen
GOLF CLUB

Thank you

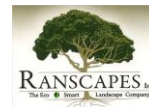
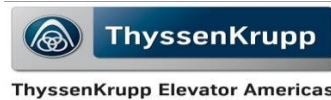
For your support to raise funds for Cystic Fibrosis Foundation at our 26th Annual Charity Golf Classic. We appreciate all you do for our association now and throughout the year. It was a marvelous event because of your generosity and support!



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Thanks You.

22421 Barton Road #132,
Grand Terrace, CA 92313
Phone: 909-825-2000
Fax: 909-825-2628
Email: director@BOMAie.org
Kim Kahler, Executive Director

BOMA Inland Empire Temecula Wine Excursion 2015



Friday, July 17, 2015

\$ 110 for one person or \$400 for a quartet

Outing includes:

- Bus Transportation
- Lunch & Wine Tastings
- Breakfast on Bus
- Visit three wineries

Join us for a lovely tour of beautiful Temecula Valley. We will depart from the Park & Ride in Norco 3945, Old Hamner Road, Norco @ 8:30 AM, arriving in Temecula around 10 AM. Ponte Winery, Leoness Cellars, Monte de Oro Winery. (If you live in the area you can meet at Ponte Winery.)

Registration: (ALL payments and forms must be submitted by July 13, 2015.)

Company: _____
 Contact Person: _____
 Address: _____ City _____ ZIP _____
 Cell: _____ Phone: _____ Fax: _____
 # of Tickets _____ Amount: _____ Check # _____
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August Luncheon Meeting



Wednesday, August 19, 2015

Marriott Hotel,
3400 Market Street, Riverside, CA 92501
Registration 11:15 A.M. Lunch 11:45 A.M

Ryan McManus- City of Riverside

Ryan McManus has been with Riverside Public Utilities (RPU) for nearly 5 years and has served the Customer Relations Division for his entire tenure. As an Account Manager, Ryan has developed and managed most of the utilities' direct installation programs which focus on both water and energy efficiency. Currently he is operating as the Water Conservation coordinator and has helped the utility leverage over \$4 million in outside agency funding to reduce the amount of ornamental living turf within the City of Riverside. Ryan earned an MBA from the University of Redlands and enjoys living in Riverside with his wife and two young sons.

Lunch Sponsor



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Deadline for registration is August 14
Members: \$48 pre-paid; Non-Members \$58
Registration: 11:15 am Lunch: 11:45am



Wednesday, September 16, 2015
11:30 A.M. to 2:00 P.M

Vendor Appreciation & Tradeshow

Networking & Lunch provided in a relaxed setting.
Let BOMA I.E. bring the Property Managers to YOU.
 Registration 11:00 A.M., Trade Show 11:30 A.M.-2:00 P.M.
Marriott Hotel, 3400 Market Street, Riverside, CA 92501

Company Name: _____

Member Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Cell: _____ Phone: _____ Fax: _____

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Table Top & Appetizers for 1 Member- \$190. each \$ _____
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Total \$ _____



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Awards for

- ☆ *Best Supporting Vendor*
- ☆ *Best Dressed*



2015 EVENTS AND ACTIVITIES CALENDAR

January	February	March
<p>Monthly Luncheon: January 28 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>Monthly Luncheon: February 25 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>Monthly Luncheon: March 18 11:30 AM- Women in Business</p> <p>Lunch Sponsor  Board Meeting to follow</p>
April	May	June
<p>Golf Classic: April 10 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>Monthly Luncheon: Dark</p>	<p>Monthly Luncheon: June 17 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>Wine Excursion: July 17 Temecula, CA- Bus Tour through Temecula Valley</p>	<p>Monthly Luncheon:- August 19 11:30 AM- Water Conservation</p> <p>Lunch Sponsor  Board Meeting to follow</p>	<p>Monthly Luncheon: September 16 11:30 AM- BOMAFest 2015 Vendor Appreciation & Trade Show</p> <p>Board Meeting to follow</p>
October	November	December
<p>Bowling for BOMA: October 14 5:30 PM- 8:30 PM AMF Bowling Lanes 10781 Indiana Avenue, Riverside, CA</p>	<p>Monthly Luncheon: November 4 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>Holiday Luncheon: December 4 11:30 AM Mission Inn – Riverside, CA</p> <p>Board Meeting - DARK</p>
Check out our website at www.bomaie.org		



Federated with BOMA International



22421 Barton Road #132, Grand Terrace, CA 92313

• T: 909-825-2000 • F: 909-825-2628

Email: director@BOMAie.org