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Featured Building

Corinne Tapia, VP – Asset Management

&

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Assembly Member, Cheryl Brown; Ripley & Associates; The Sun Newspaper.



May-
June
2015

In this issue

- 2015 Charity Golf Classic photos
- BOMA California
- BOMA International Annual Conference in Los Angeles
- June 17th Luncheon Meeting
- Prop 13 information

June Luncheon Meeting

June 17, 2015

BOMA California & CBPA

*** Proposition 13 ***

**Mandatory Water Reductions * AED (defibrillator) Bills
Title 24 – Existing Building Energy Efficiency**



Marriott Riverside Lunch Sponsor



Independent Institute for Property
and Facility Management Education

Federated with BOMA International





President's Message



Hello Everyone,

Another golf tournament is behind us. I cannot express how grateful I am to everyone who participated, attended and supported this amazing event!

As many of you know and are experiencing, there has been a serious increase in "shakedown" lawsuits that allege violations of the Americans with Disabilities Act.

April 22nd, the Judiciary Committees of the California State Assembly and Senate considered bills that will curb these lawsuits, while increase access for the disabled. It is imperative that we contact our State Legislators and urge them to support this legislation. It is important as property owners and managers that our properties are ADA assessable and to code, however, the lawsuits that are filed in an attempt for financial gain need to be addressed.

I look forward to seeing all of you at our upcoming monthly luncheon in June and our Wine Trip through Temecula in July!

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.

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**The only way to do great work is to love
what you do. —Steve Jobs**



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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.

March Meeting Review

Corona Council Member Karen Spiegel



Luncheon Sponsor



Karen's optimistic attitude and business knowledge excelled at the March meeting as she discussed women in business and general information about our local area.

She stressed that working together in her community and with neighboring communities has been a most effect and productive strategy. Her report on the update about the 91 freeway corridor through Corona was enlightening and showed the difficult decisions community leaders sometimes have to make. Karen is welcome at BOMA /Inland Empire any time.



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Costco Fire Protection with
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New Way Landscape, Jacobs Development
Co., and Karen Spiegel, Corona Council.



Proposition 13 back again

The effort to remove Proposition 13 protections from your properties officially kicked off today in Sacramento. Although we have been closely monitoring – and warning about – the activities of this group for the past year, today’s announcement “makes it real” and should be shared broadly with your members and colleagues and clients. Below is some coverage of the announcement by the Sacramento Bee.

Californians to Stop Higher Property Taxes is the only group out there pushing back against the false claims and data being pushed to erode support for Proposition 13. Click here for their website and let us know if you want to know how to get more involved <http://stophigherpropertytaxes.org/> :

Sacramento Bee - <http://www.sacbee.com/news/politics-government/capitol-alert/article20431737.html>

Union-led coalition launches campaign to change Proposition 13 By Dan Walters

A coalition of public employee unions and other liberal groups, including many churches, launched a campaign Thursday to alter Proposition 13, California’s iconic property tax limit, and raise billions of dollars by hiking taxes on commercial property.

The organization, Make It Fair, is headed by unions, including the California Teachers Association and the Service Employees International Union, which would be the main source of millions of dollars to qualify the initiative for the 2016 ballot and campaign for its passage.

The proposed measure would remove Proposition 13’s limits on what the organization considers to be commercial property – industrial, retail and office complexes, mostly – while leaving them in place for owner-occupied homes, residential rental properties and agricultural land.

If enacted, the Proposition 13 revision would raise as much as \$9 billion a year that advocates say are needed to adequately finance schools and improve local government services.

“California is losing billions of dollars every year thanks to problems in the law that allow some big corporations and wealthy commercial property owners to avoid paying their fair share,” campaign spokesman Anthony Thigpenn said in a statement as backers rallied at Sutter Middle School in Sacramento.

However, the campaign to revise Proposition 13, passed by voters in 1978, will face stiff opposition from a business-backed coalition called Californians to Stop Higher Property Taxes.

“California’s small businesses struggle every day to overcome our state’s massive tax burden and keep their doors open,” said Rex Hime, president of the California Business Properties Association. “By continuing to raise taxes, the state is forcing businesses out of California, and they’re taking our jobs with them. A split roll property tax proposal is the last thing California’s businesses need. Further, the increased costs from this proposal will ultimately be passed on to California consumers at a time when many California families are struggling to make ends meet.”

Continued page 6



Prop 13 cont. from page 5

Proposition 13 limits property taxes on all forms of property to 1 percent of value, plus what's needed to retire bonds and other debts, and limits increases in value to no more than 2 percent a year, except when properties change hands. Newly constructed homes and commercial buildings are placed on the tax roll at their initial values, but are protected by the limits thereafter.

Critics say that business properties rarely change hands, and when they do the deals are structured to avoid triggering an upgrade of taxable values by never transferring more than 50 percent ownership in one transaction. The result, they say, is a loophole that allows business property owners to avoid a fair share of taxes.

Last year, business groups and some tax reformers agreed to a revision of those standards that stopped short of a "split roll" that would remove all limits on commercial property. But the agreement fell apart later and never was enacted.

Drought Actions

There is a lot going on – from regional targets in water reductions to new appliance standards for faucets, showers, and toilets - and there are a lot of source documents and local decisions that will need to be made if you want to assure you are complying with the requirements.

But more importantly, many of the decisions that will have a direct and immediate impact on your buildings are going to happen at the local level. We have already seen the water board apportion out reduction targets in recognition that some areas of the state have done more to conserve than others (based on per capita).

Please work with your local real estate association professionals, coordinate with other owners and managers, and get to know your local water decision makers. It is incumbent on our industry to help guide good policy through the process.

CBPA (California Business Properties Association) held a water policy briefing with over 40 real estate leaders from commercial real estate, has met with Water Board leaders, Energy Commission staff, and has been coordinating with local real estate groups. Our industry needs action at all levels to address this crisis head on, and we appreciate the fact that our members are stepping-up and being part of the solution.

As Rex Hime says, "If you are not at the table, you are on the menu."



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WHAT DO YOU TELL A NEW NEIGHBOR ABOUT PROP. 13?

From time to time, HJTA members write and ask what to tell a new neighbor who just doesn't understand Proposition 13.

Those who have owned their homes for a while, easily see the value of Proposition 13. Many of us remember that before Proposition 13 the average property tax rate in California was three percent of assessed value and there was no limit on annual increases.

In those days, if a house on your block sold for much more than you paid for your house, you shuddered in fear when you received your next property tax bill. Chances are, your new taxes would be based on what your new neighbor was willing to pay for his home. Things got so bad in the late 1970s that people were actually losing their homes because of uncontrolled tax increases.

Thanks to Howard Jarvis, Paul Gann and Proposition 13, the assessment rate is now only one percent for all California property and annual tax increases are limited to no more than two percent. When property is sold it is then reassessed at market value, but the rate remains at one percent and the new owner is then protected by the two percent cap on annual increases.

However, to a new neighbor who is from out of state, or new to the housing market, Proposition 13 may still be a mystery. Here are some questions commonly heard from newcomers to the neighborhood and some answers you may find helpful.

NEW NEIGHBOR. What good is Proposition 13 to me? I'm not covered!

ANSWER. Every owner of property in the state is covered. Proposition 13 is Article XIII A of the California Constitution.

NN. Then how come I'm paying more in property taxes than some of my neighbors who have similar houses?

A. Under Proposition 13 you determine how much your property taxes will be. Your taxes are not based on your neighbors' taxes, but are based on the price you voluntarily agreed to pay for your new home.

NN. We all get the same services, but I pay more. How can this be fair?

A. In California, just like other states, services have never been related to the amount you pay in property taxes. If services were tied to what you paid, you might see four fire trucks assigned to a costly home while only one would protect a less expensive residence. In fact, property taxes are not allocated for specific services. They go into the general fund along with other taxes and it is local public officials who determine how the money will be spent.

NN. Well, it still seems like I'm paying too much. Don't you agree?

A. We all feel that way, but in fact, thanks to Proposition 13, the tax rate for all Californians is only a third of what it was. If you think things are bad now, multiply your tax bill by three and see what you get.

NN. That's easy for you to say, you're still paying less than I am.

A. That may be true, but I've been paying for years. It's the neighbors that were here ahead of you that paid for all these local improvements you now enjoy.

NN. I still don't see what good Proposition 13 is to me.

A. Well, besides your lower tax rate, it makes your taxes predictable. In a few years when new houses sell in the neighborhood for two or three times what you paid, you will be protected. Under Proposition 13 your property taxes can't go up more than two percent a year. You are going to find that very important when you get around to planning your retirement. If you ever find yourself on a fixed income, chances are, because of Proposition 13, you'll be able to keep your home.

Is Your Vendor Providing Value?

Key information regarding your Asphalt Maintenance

by Teri Braden, Ben's Asphalt, Inc.



Many people can overlook the minor details of a parking lot as they walk into a grocery store. That is, *until they trip over a pothole.*

Questions regarding your asphalt maintenance are frequent, and they should be!

Here are the basics of what asphalt is and needs, and how it can be one of the greatest assets to your community.

What is asphalt? “

Asphalt is a mixture of gravel, sand, crushed rock and oil used for paving.” It is a flexible product that has a normal life span of 20 to 25 years. Asphalt, or asphaltic concrete is a very durable product, but it doesn't last forever. Take the tires on your car for example. They will last a long time, but after much wear and tear they will need to be rotated, re-aligned, removed or simply just replaced. Asphalt is very similar and you have to keep it in good shape to get the most “bang” for your buck.

Where do you see it?

Just take a look around – it covers your parking lots, streets and even most tennis courts. It is on school playgrounds, patios and parking garages. Unless you live in a small country town, you are benefiting from asphalt every single day.

Tips to improve the look of your parking lot!

You can start by finding the right contractor to help you – look for a contractor that you are comfortable with and has provided work in your area before. Make sure there is a staff always available for your needs when you call. Here are three things for consideration:

- ❖ **Ask!** Seek your fellow partners about who they have used in the past and what their experiences were.
- ❖ **Never** settle for a contractor that does not have the appropriate licenses and insurance. That can really get you in a pickle.
- ❖ **Insist** on an educational breakfast, lunch or dinner with your contractor to become more familiar with the requirements and terminology.

Did you know?

A lunch and learn seminar is one of the best ways to educate yourself and other property managers and board members about paving. These complimentary asphalt seminars provide the attendees with appetizing food *and* a very informative and educational presentation. It covers all the basics of asphalt, from care, maintenance and best practices.

Collect 3 bids!

This will give you the competitive edge and a pricing range. If one of your estimates comes in extremely high – ask why! Do the same if it comes in low. Either way, you'll gauge where you stand and what the experts believe is best for your lot.

Continued page 9

Value continued from page 8

Understanding the language Working with an asphalt contractor often times sound like a foreign language. There are conversations of “overlays and mix designs” along with “sub grades, compaction and the most famous term “alligatoring.” It can get confusing! After your first meeting with an asphalt estimator, don’t hesitate to ask them questions about the meaning of what will be happening on your upcoming project!



Key words:

Seal Coat - It is the top coat of asphalt and is designed to protect the asphalt from the damaging effects of the environment, including moisture and ultraviolet oxidation. Protecting your asphalt will slow the destructive outcome of the environment and is used as a preventative maintenance measure to guarantee longevity of the

pavement. This will also fill minor voids in the surface and provides smoother surfaces consistent in color.

In the long run, a Seal Coat is recommended every two to five years depending on traffic. It will reduce your expenses and keep your lot maintained to its finest.

Resurfacing – A more complex process than seal coat; a new layer of asphalt is added over the existing. The rolling machine like a steam roller is used to ensure a smooth, level finish. It is more cost effective than having it replaced, but there may be some instances where the latter is the better option.

Petromat Overlay – This is when the sub grade begins to fail and the surface of asphalt develops widespread cracking, usually caused by water seeping into the aggregate base and weakening the foundation. A reliable method of repair is an asphalt fabric overlay, otherwise known as petromat.

Remove and Replace - Usually this method is used for more severe deterioration, especially when the underlying base and asphalt has structurally failed. A saw cut is placed around the damaged areas and the asphalt is removed. New aggregate is placed if required then it is re-compacted and emulsion binder is sprayed on the edges so that the new asphalt adheres to the old. Hot mix asphalt is then installed with a compact sub base to replace the existing asphalt. Remember, knowledge is power!



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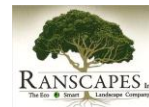
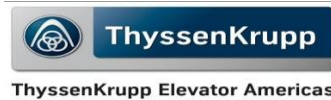
For your support to raise funds for Cystic Fibrosis Foundation at our 26th Annual Charity Golf Classic. We appreciate all you do for our association now and throughout the year. It was a marvelous event because of your generosity and support!



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Golf Chairman
Dalida Silverman
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2015 GOLF REVIEW



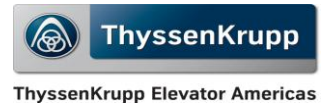
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2015 GOLF REVIEW



2015 GOLF REVIEW





News & Information



2015 EVERY BUILDING CONFERENCE & EXPO

Presented by BOMA International and BUILDINGS

LOS ANGELES CONVENTION CENTER
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Commercial Real Estate—Inside & Out



Commercial real estate's most important event of the year is more than a collaborative meeting of the industry's best minds. It's an impressive display of innovation, creativity and best practices—a critical, career-advancing opportunity for property professionals who are serious about crafting their success in the ever-changing, high-stakes business of office, industrial and mixed-use property management.

Backed by the industry's leading association, BOMA International's Every Building Conference & Expo delivers a gold-standard combination of information, expertise and industry connections that can't be duplicated at any other event. BOMA member or not, you'll benefit from the exclusive opportunities available here. Join us, June 28 – 30, 2015 in the heart of Los Angeles. Get what it takes to create your own success.

Our local host, BOMA Greater Los Angeles, is celebrating their 100th anniversary in 2015.

Building Owners and Managers Association (BOMA) International

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BOMA/Inland Empire Grows the Value of Your CRE Assets

Utilizing all the benefits of BOMA/Inland Empire, BOMA International and BOMA California.

The Building Owners and Managers Association of California (BOMA California) is a federation of all eight metropolitan BOMA local associations and serves as the collective membership's legislative and regulatory advocate. The mission of BOMA California is to preserve and promote the interests of California commercial real estate professionals through legislative and regulatory advocacy.

BOMA/Inland Empire effectively represents your interests through **BOMA California** before every level of government and our public policy initiatives have helped the commercial real estate industry avoid unnecessary regulatory fees, construction costs and other mandates.



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per building saved in annual fees and O&M costs during the 2013 ICC development cycle.



9% drop

in average utility costs per the most recent EER—a savings of \$0.21/sq. ft.—thanks to BOMA's EER benchmarking data, which helps CRE professionals better manage assets.

About BOMA/Inland Empire

BOMA IE has been serving the commercial building industry since 1983 by acting as a clearinghouse of information and education for its members locally, regionally and nationally.

BOMA's newsletters, special industry reports, website, and annual membership directory are benefits, which help our members "stay in touch." BOMA Inland Empire provides additional opportunities for every member through participation in committees, programs, and meetings. This volunteer involvement is the key to our association's success and is crucial in helping members network and educate themselves on new issues, technologies and challenges.

director@BOMAie.org

About BOMA International

The Building Owners and Managers Association (BOMA) International is a federation of 93 BOMA U.S. associations and 14 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 a vibrant commercial real estate industry through advocacy, influence and knowledge.

Learn more at www.boma.org.



News from Sacramento and Beyond

Wednesday, June 17, 2015

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

Marriott Hotel, 3400 Main Street, Riverside, CA 92501



Matthew Hargrove

Senior Vice President of Government Affairs,
CBPA - California Business Properties Association

Mandatory Water Reductions * AED (defibrillator) Bills
Title 24 – Existing Building Energy Efficiency

*** Affordable Housing ***

Land Use Planning * Energy Code Updates

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Deadline for registration is June 15

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>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- Metal and Wire Theft</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		



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