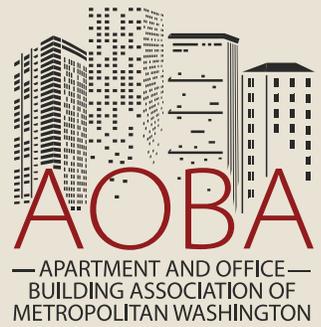


INSIDE

News & Advocacy Recap

May/June 2017



2017 NAA Maintenance Mania showcases members' talent, creativity, and spirit.

New Festivities Enliven Sixth Annual NAA Maintenance Mania



At this year's *NAA Maintenance Mania* on April 13, AOBA added a new dance competition and a tee shirt contest that showed off company spirit and creativity!

Established by NAA to honor maintenance professionals, the 2017 competition drew nearly 125 local maintenance staff from 12 member firms. In addition, approximately 135 "Spectators" provided enthusiastic support for their company teams.

Each year, a highlight of the program is the race car competition, in which competitors build a model car — using at least three maintenance products or parts, and race it down a derby-style track. Congratulates to Lina Marquez, **Southern Management Corporation** for designing the "best looking" car again this year, and kudos to Mark Brick, **Southern Management Corporation**, for building the fastest car.

Once again this year, **Kettler Management's** intrepid Jorge Blanco (2016 NAA National Champion) won the top prize at the competition. For those considering competing in 2018, Jorge announced that he is retiring from *Continued on page 7 >>*

AOBA is Moving!

The building that has served as AOBA's headquarters for decades will be torn down at year's end, so AOBA is moving just around the corner. Our new office address, effective in early June, is **1025 Connecticut Avenue, NW, Suite 1005, Washington, DC 20036**. Our phone and fax numbers remain the same. Please make a note and plan to visit us in our modern space! ■



Members Invited to TOBY Awards Celebration

Applause All Around for Commercial Excellence



Launch your summer in style as we toast excellence in commercial property management. The TOBY Celebration dinner event is coming up **Thursday, June 15 from 6:30 to 9:30 pm** at the Fairmont Washington DC. Members will be treated to a networking cocktail reception, dinner and presentation of the TOBY Awards, Commercial Engineer Awards, and KEEP (Knowledge and Excellence in Emergency Preparedness) Awards.

Masters of Ceremonies are Judy Tria, First Potomac *Continued on page 2 >>*



APRIL 2017 Advocacy Recap DISTRICT OF COLUMBIA

Note: This content, plus more detail, appeared in the April At Issue – DC edition.

HOW WILL NEW UNIVERSAL LEAVE PROPOSALS IMPACT YOUR BUSINESS?

There are still two universal leave bills pending before the DC Council, the “Paid Leave Compensation Act of 2017” (B22-130) and “Universal Paid Leave Compensation for Workers Amendment Act of 2017” (B22-133). Both bills were referred to the Committee of the Whole which is expected to hold a hearing in June. **Member action:** In preparation for the June hearing, members should review the proposals to determine the potential impact on your firm’s existing leave policies.

BONDS WANTS FUNDING FOR HOUSING PRODUCTION TRUST FUND

Councilmember Bonds introduced “Housing Production Trust Fund Guarantee Funding Amendment Act of

2017,” (B22-226), a proposal to provide dedicated funding for the District’s Housing Production Trust Fund (HPTF). The bill will require the District to direct the greater of \$120 million or 25% of both real property transfer and recordation tax revenues to the Housing Production Trust Fund beginning October 1. Mayor Bowser also provided an additional \$100 million for the HPTF in her proposed FY2018 budget, plus a one-time \$10 million for preservation efforts to establish a separate Housing Preservation Fund. **Status:** The bill was referred to the Committee of the Whole.

MCDUFFIE TARGETS TENANTS RESPONSIBLE FOR DRUG-RELATED NUISANCES

The “Drug-Related Nuisance Abatement Amendment Act of 2017” (B22-189), will extend current authority to tenants to file an action against an owner in DC Superior Court to abate, enjoin, and prevent a drug, firearm, or prostitution-related nuisance. Also, the measure will authorize the court to direct the owner *or the tenant* to make repairs or reasonable security-related expenditures to the property. While well-intentioned, the proposal to allow repairs by tenants raises significant safety and liability concerns. **Status:** The bill was referred to the Committee on Judiciary and Public Safety.

HEARING HELD ON AIRBNB BILL

The “Short-term Rental Regulation and Affordable Housing Protection Act of

2017” (B22-92) was the subject of an April 26 public hearing. This legislation proposes to establish a framework for regulating Airbnb and similar short-term and vacation rental platforms. For a summary chart of the proposed legislation, members should see link in the April edition of *At Issue – DC*.

MAYOR SPRINGS FY 2018 BUDGET FORWARD

The Mayor transmitted the District’s proposed budget for Fiscal Year 2018 on April 4; at press time, the Council’s public hearings on the proposed budgets for District agencies were underway. Not surprisingly, the Mayor funded several affordable housing initiatives, including recommendations of the Housing Preservation Strike Force. For details, see the April edition of *At Issue-DC*.

HEARING ON PROPOSALS TO INCENTIVIZE DEVELOPMENT AND EMPLOYMENT

The Committee on Finance and Revenue held an April 26 hearing on three bills that propose a variety of real property and other tax incentives to attract business and development “East of the River.” AOBA members could qualify for some of the proposed tax relief. ■



A Dialog on DC Rental Housing: AOBA members and staff organized a meeting on April 20th with DC Councilmembers and Council staff to discuss our city’s aging rental housing stock.

The dialog focused on how the public and private sectors can work together to address DC’s housing needs. AOBA’s presentation, that included a detailed analysis of the costs of maintaining aging housing stock, was well-received. Pictured at the meeting are Councilmember Anita Bonds (left) and Cindy Clare, president of Kettler Management and 2017 NAA Chairman of the Board. Stay tuned for the results of follow-up meetings on this critical topic.

TOBY CELEBRATION *Continued from page 1 >>*

Realty Trust, LP and Todd Anderson, Vornado/Charles E. Smith (*see Spotlight on page 6*). This year’s award committees, entrants, judges and sponsors will all be recognized.

Join us in June for this popular and enjoyable evening event! Please register online (*Events/Upcoming Events*) where you’ll find our generous sponsors and nominees listed.

TOBY Local Winners Move Up to Regionals...AND International Competition

Hearty congrats to two outstanding building teams for moving up the TOBY ladder from local to regional!

Our TOBY Regional Winners, both from First Potomac Realty Trust, are

1750 H Street and **Atlantic Corporate Park**. Special recognition goes to 1750 H Street, which was awarded the *Grand Regional TOBY Award* for the entire Middle Atlantic Region at a dinner in April. ■



APRIL 2017 Advocacy Recap MARYLAND

Note: This content, plus more detail, appeared in the 2017 Maryland Legislative Report, except for the Montgomery County update which appeared in the April edition of At Issue-Maryland.

AOBA CONCLUDES SUCCESSFUL SESSION

After 90 days and 2,800 bills, the Maryland General Assembly ended a successful 2017 legislative session for AOBA members. Much of AOBA's legislative effort was directed to stopping the enactment of harmful legislation. We were again successful in defeating the majority of bills we opposed — such as costly employer, utility and rental housing mandates. Several bills that were enacted were amended with AOBA's input. For a comprehensive summary (including bills that were NOT enacted), see the *Advocacy/Maryland* page.

BILLS ENACTED WILL IMPACT OWNER/MANAGERS

The following bills, which are effective on Oct. 1, 2017, will impact your

responsibilities as owners and managers in Maryland:

- **Rent Liability** – Military Personnel – SB 49 and HB 851 will expand the circumstances under which rent due under a lease is limited for an active duty military tenant.
- **Notice of Utility Shutoffs** – HB 261 will provide owners and managers of multifamily dwellings the opportunity to receive notice prior to gas or electric service being terminated at a dwelling unit. In order to receive the notice, the owner or manager must enroll in the utility's third party notice program by obtaining the tenant's consent. The consent may be provided to the utility by either the customer, or if in writing, the owner or manager of the dwelling unit.

While we had worked hard to obtain a more streamlined means of notice, the legislature ultimately required the tenant's consent prior to enrolling in the notice program due to privacy concerns.

- **Montgomery County** – Business Improvement Districts – HB 386 will establish a law for creating Business Improvement Districts in Montgomery County that varies in several

respects from the statewide Business Improvement District (BID) law.

- **State Subsidies for Commercial Tenants** – HB 1464 will provide matching grants to businesses that relocate or expand office space in a county that offers a comparable expansion incentive to businesses. (Montgomery County has a similar local program to attract new tenants for commercial office space in the County, providing a subsidy of \$8 per square foot of up to 10,000 feet of space for 3 years.)
- **Prince George's County** – School and Public Safety Surcharges – HB 1636 will reduce the Prince George's County school facilities surcharge and public safety surcharge for residential construction within certain distances of a mass transit rail station or Purple Line station. The bill is effective Oct. 1, 2017.

ENACTED BILLS THAT WILL IMPACT EMPLOYERS

The following bills will impact you as an employer in Maryland:

- **Sick Leave Employer Mandate** – HB 1 will require all employers to offer sick leave benefits to their employees, effective January 1, 2018. Although Governor Hogan has indicated a likely veto of the bill, the House and Senate appear to have the votes to override a veto. This issue may not be completely resolved until the General Assembly acts on the possible veto in January of 2018. The bill preempts local governments from adopting sick leave laws after Jan. 1, 2017, but would not override the existing Montgomery County local law.
- **Personal Information Protection Act Revisions** – HB 974 makes a number of revisions to state law governing the actions businesses and employers must take to safeguard the personal information of customers and employees, including implementing reasonable security procedures and practices. ■

Montgomery County Update

Proposed Increase in the FY18 Water Quality Protection Charge

The County Executive is seeking establish the FY 2018 base rate for the Water Quality Protection Charge (WQPC) at \$104.25/ERU. This represents a 9.7% increase over the current FY 2017 rate of \$95/ERU. As a reminder, the total charge is assessed on multifamily residential and nonresidential properties based on the number of ERUs assigned to a property. The proposal, if adopted, will be effective on July 1. For more details, members may visit the Montgomery County Dept. of Environmental Protection's website.

Rental Housing Reminders

Sections of B19-15 Landlord – Tenant Relations – Licensing of Rental Housing – Landlord-Tenant Obligations took effect on **March 13**. This new law includes notable changes that impact multifamily operations in Montgomery County. The provision requiring disclosure of utility billing information to residents is not effective until **June 10**. The new law includes other disclosures applicable to housing providers which require the use of specific forms. Members with questions about the new law may contact Nicola Whiteman, nwhiteman@aoba-metro.org. ■



APRIL 2017 Advocacy Recap VIRGINIA

Note: This content, plus more detail, appeared in the April At Issue – VA edition.

TRESPASS TOWING LEGISLATION BACK ON GOVERNOR'S DESK

Although the 2017 session of the Virginia General Assembly adjourned in February, one item from AOBA's legislative agenda is still pending (at press deadline). Del. Tim Hugo (R-Clifton) introduced H.B. 1960 to amend state code regarding local regulation of trespass towing conducted from private property. AOBA joined with other Northern Virginia business groups to support the measure, which along with various consumer protections, included a provision prohibiting local governments from enacting extremely burdensome and duplicative "second signature" policies.

HOUSING COMMISSION TO STUDY MULTIPLE ISSUES: INSURANCE, SMOKE DETECTORS, LATE FEES, BONDS

The Virginia Housing Commission convened for its first meeting of the legislative interim on April 18 to set its agenda and scope of work for the coming months.

The Commission is appointed by the Governor and General Assembly to study issues and make recommendations for legislative solutions related to housing, real property and community development. This year, the Commission will take on several issues affecting

AOBA's commercial and multifamily members.

• Process for Securing Local Housing Bonds

Two initiatives will come before the Housing Commission at the request of the real estate industry. The Commission agreed to look at *ways of streamlining the process for securing project-based bonds* from local housing authorities for the development of affordable housing. While bonds issued by the Virginia Housing and Development Authority require only a building permit, financing from local housing and industrial development authorities requires the specific approval of a project. This has proved an impediment to the development of affordable housing statewide.

Additionally, the Commission will evaluate conflicting provisions in local ordinances, state code and Uniform Statewide Building Codes (USBC) and Statewide Fire Prevention Codes (SFPC) regarding *requirements and maintenance responsibilities for smoke detectors and carbon monoxide alarms*. Both of these issues have been referred to the Commission's Neighborhood Transitions and Residential Land Use Work Group.

• Accessibility and Public Nuisance Issues

The Neighborhood Transitions and Residential Land Use Work Group will also look at legislative proposals from the 2017 session related to *accessibility and public safety nuisances*. Sen. Frank Wagner (R-Virginia Beach) last year introduced S.B. 1515, seeking to allow local governments the authority to require all buildings be retrofitted with

new manual entry door hardware to meet the accessibility requirements applicable to new development. AOBA opposed the bill, which was defeated in Senate Committee but referred to the Housing Commission for further study. Sen. Rosalyn Dance (D-Petersburg) and Del. Betsy Carr (D-Richmond) respectively introduced S.B. 1183 and H.B. 1934, companion bills that sought to create a civil penalty for housing providers when a locality deems that an "excessive" number of calls for police service emanate from the property within a specified time period. At AOBA's request, the bills were withdrawn from consideration during the 2017 session for further study of the Housing Commission.

The Commission's *Affordability, Real Estate Law & Mortgages Work Group* will also look into three bills that could potentially affect AOBA members.

AOBA maintains a position on each of these Work Groups as the industry's representative so that we can actively engage in the discussions and debates that inform the Housing Commission's recommendations to the General Assembly. We will keep members apprised as the Commission's work proceeds.

• Loudoun Lowers RE Tax Rate, Bills May Still Climb

The Loudoun County Board of Supervisors approved the County's budget for FY 2018 of approximately \$2.5 billion last week. The adopted budget includes a decrease in the real estate tax rate of 2 cents from \$1.145 per \$100 assessed value to \$1.125 per \$100 assessed value. Commercial property assessments grew during the last year by 6.2% (largely attributable to new development surrounding Metrorail service areas). As such, members may not see a decrease in their overall tax bills as a result of the rate reduction.

Proposed tax rates and fee schedules for other Northern Virginia jurisdictions are also available on AOBA's website at [Advocacy/Virginia](#). ■

Multifamily Facts: Did You Know?

- NAA currently represents over 72,700 members and over 8.8 million units, which reflects significant growth of 3,700 members and 700,000 units in just the past year.
- "The second quarter [of 2017] is projected to have 6,914 rental units delivered throughout the DC Metro area, according to Delta Associates' Q1 report. Of those, 3,440 will be delivered in the District, 1,995 in suburban Maryland and 1,519 in NoVa."
— *Washington, DC Bisnow, April 6, 2017* ■

Get Ready for Golf: Sept. 11th Tournament Registration is Now Open

As we look ahead to summer vacation plans, AOBA is already anticipating our annual AOBA Golf Tournament, to be held on Monday, Sept. 11. Register SOON to enjoy a day of golf on the world-class courses of Woodmont Country Club in Rockville, which has undergone some spectacular renovations.

Place your company name on one of these excellent sponsorships, many of which are one-of-a-kind: **Premier (includes foursome); Golfers' Gift; Open Bar; Social Music; Chipping Challenge; and Hole in One Contest.**

Following the tournament, participants will gather for a networking party featuring great food, open bar, activities and prizes. We expect another complete sell-out, so please register by contacting Pam Oeler at poeler@aoba-metro.org

THANKS TO THESE GENEROUS AOBA 2017 GOLF SPONSORS (TO DATE)

PREMIER Sponsors:



AOBA Alliance, Inc. | ABM Onsite Services | Akridge
Associated Building Maintenance Co., Inc. | Blake Real Estate, Inc. | Boston Properties
Brookfield | Building Maintenance Services, LLC (BMS) | Busy Bee Environmental Services, Inc.
The CBMC Group | CBRE | CRS Facility Services | Central Wholesalers, Inc.
Charm City Concierge, Inc. | Classic Concierge, Inc. | Constellation | Cushman & Wakefield
EBM Executive Building Maintenance, Inc. | ECS Mid-Atlantic, LLC
EMI – Executive Maintenance, Inc. | Elevator Control Service | Espina Paving, Inc.
Fireline Corporation | Flynn Architectural Finishes, Inc. | Gali Service Industries (GSI)
Grady Management, Inc. | Hastings Architectural Restoration | IMG Technologies | impark
JLL | Kettler Management | Manders Decorating Company, Inc. | Manganaro Midatlantic, LLC
Minkoff Company, Inc. | Pritchard Industries, Inc. | Quality Air Services | Red Coats, Inc. Stuart
Dean Company, Inc. | TRC Engineering | Toepfer Construction Company, Inc.
Total Quality Building Services | UG2 | Valcourt Building Services, L.C.
VITO Plumbing, Heating & Air Conditioning | William C. Smith + Co.



Members Walk the Halls during NAA/BOMA Lobby Days: During the NAA/BOMA Lobby days on Capitol Hill in March, AOBA members walked the halls of Congress, carrying industry messages regarding tax reform. During a VERY full and successful day, AOBA members collectively met with the offices of Senators Kaine, Warner, Cardin and Van Hollen AND with the offices of Representatives Scott, Leuktemeyer, Connelly, Beyer, Comstock, Norton, Brown, Taylor and Goodlatte. ■

New Engineering Talent Initiative Moves Forward

Thanks to a hard-working volunteer Task Force, AOBA's new initiative – with a mission to help members “rebrand and promote professional careers in building engineering and to provide resources to help AOBA members recruit, develop, and retain engineering talent in commercial real estate” – is moving forward.

In late March, AOBA's Board of Directors received a detailed report developed by AOBA's Engineering Talent Task Force and consultant Marc Fischer, InspiRE CRE. The Report included results of a limited survey of AOBA commercial members regarding the difficulty of finding/hiring qualified building engineering/maintenance professionals; an overview of the Task Force's Mission, Vision and suggested Project Calendar; and a detailed matrix of Skills/Competency Guidelines for all levels of engineering/maintenance positions.

With “seed money” approved for this new initiative, AOBA has contracted with a professional grant writer to research funding sources, and will establish a 501c3 Foundation so that AOBA can accept any grants and industry contributions. *Stay tuned for progress on this exciting initiative!*

Thanks to AOBA's Engineering Talent Task Force:

- **Bill Clark**, Co-Chair, Vice President – Operations, Blake Real Estate
- **Scott Gaiser**, Co-Chair, Operations Manager, Akridge
- **Kathy Barnes**, Senior Vice President, Akridge
- **Brian Dehaven**, Director of Commercial Operations, The Lenkin Company
- **Kathy Guy**, Vice President, Vornado Realty Trust
- **Pam Haberstroh**, Executive Director, NAPE Educational Foundation
- **Caroline Kruger**, Regional Property Manager, Boston Properties
- **Diane Ludden**, Senior General Manager, JLL
- **Justin Norton**, Director, Engineering, First Potomac Realty Trust
- **Greg White**, Vice President, COPT ■

See you in Nashville!

AOBA staff look forward to seeing members at the **BOMA 2017 International Conference and Expo, June 24-27 in Nashville, TN.** If you haven't registered yet, it's not too late! More at www.boma.org

Welcome to New BOMA VP

BOMA International's new VP of Association Services, Research and IT is Deidre Schexnayder, RPA, CPM, who previously worked for Vornado/Charles E. Smith, most recently as VP of Operations, for the past 24 years.

Deidre's background also includes four years as Director of Research Services for BOMA International in the early 1990s. AOBA members may reach Deidre at dschexnayder@boma.org.

Get the S.O.P. Guide for Less in June

For the month of June, BOMA's Guide to Developing a Standard Operating Procedure Manual will be available at a 20% discount.

Authored by BOMA Fellow P. Marc Fischer, the SOP Guidebook provides detailed outlines of 18 SOP sections, including Tenant Emergency Plan, Lease Administration, Accounting and Reporting, Contracts/Contract Services, Management Office Operations, Safety and OSHA Compliance, Fire and Life Safety Systems, Security and more. *Purchase the Guide at <https://store.boma.org>.* ■

**Pull out the Print OR Tap into our Website**

All members should have received their print directory in the mail. Enjoy this handy reference, AND keep in mind

that this Membership Directory and the AOBA Buyer's Guide are posted online (see *Resources tab*). ■

MEMBER SPOTLIGHT: Todd Anderson



A Senior Property Manager for Vornado/Charles E. Smith, Todd is currently managing over 660,000 square feet of commercial office and retail space. Todd began his property management career in 2006, and joined Vornado/Charles E. Smith in 2013.

In addition to his property management responsibilities, Todd is a two-time TOBY Award winner, TOBY judge and LEED Green Associate. He studied Psychology at the University of MD-College Park and at the University of MD-University College.

Tell us about where you are from.

I was born in Waycross, Georgia, about 45 minutes north of Jacksonville, FL but I went to high school in Northern Virginia. After high school I went into the U.S. Air Force, and returned to the DC area after my military service.

What are a few key things you've learned on the job that you'd be willing to share?

The key items I've learned seem pretty simple, but took me a while to figure out. One, don't ever be afraid to ask questions. You really can't ask too many questions. Just remember not to ask the same question(s) over and over since you do have a responsibility to get it, learn it and know it. Two, learn how to communicate well in person and on email. Three, actively seek out a mentor. I've been fortunate to work with a number of great people over the years who have greatly influenced me professionally and personally.

What draws you to volunteer your time and expertise to AOBA?

It's a no-brainer to lend my time to AOBA because the organization offers me the chance to join outstanding committees such as Community Outreach and to participate in the Rising Leaders Network program, where I can take an active role in helping to provide guidance for up and coming property managers. Also, after becoming intimately involved with the TOBY Awards in 2014 and subsequently winning not only a local TOBY in 2015 and a Regional TOBY in 2016, I was given an opportunity to become a TOBY Judge. These experiences solidified my desire to actively share the expertise and knowledge I gained. ■

Multifamily Industry Trends

Digested by NAA from Calculated Risk

In the next few years, the bulk of millennials will be entering their 30s, and the high demand for apartments will begin to wane, according to economist Bill McBride, who writes the Calculated Risk blog.

The 20 to 29 age group will peak in 2018 (until the 2030s), and the 25 to 34 age group will peak in 2023. "This suggests demand for apartments will soften in a few years," McBride writes.

Since people in their 30s are more likely to buy homes, he predicts millennials will spur growth in the housing market, and single-family starts will ramp up in the near future.

McBride notes that household formation data is a better measure for home-buying behavior than population data, but reliable household data has a long lag and isn't yet available for this group. ■

Utility Update

PEPCO FILES APPLICATION FOR A \$68 MILLION RATE INCREASE IN MARYLAND

Pepco filed an application on March 24, 2017 requesting a \$68.6 million increase in its Maryland distribution rates and an authorized rate of return on equity of 10.10%, an increase over the current ROE authorized in the last case of 9.55%. For budgeting purposes, Pepco has proposed increases to its distribution rates of 10 to 15 % for commercial customers. A decision is expected Oct. 20, 2017 with rates effective on or about Oct. 20, 2017.

VIRGINIA CUSTOMERS TO FACE WASHINGTON GAS RATE INCREASES

On June 30, 2016, Washington Gas filed an application with the VA State Corporation Commission (VASCC) requesting a \$45.6 million increase in the rates charged to the company's Virginia customers. Interested parties, including AOBA, opposed this requested rate increase and, after extended discussion and debate, the parties reached a settlement agreement reducing the rate increase to \$34 million. On April 18th, the settlement agreement or "Stipulation" was presented to a VASCC hearing examiner for review and, if acceptable, final approval.

Of the \$34 million rate increase agreed to by the parties, \$19.9 million reflects costs previously authorized for the Company's accelerated pipe replacement programs. If approved as expected, customers will receive a rate refund reflecting the difference between the original \$45.6 increase placed in effect Dec. 1, 2016 and the agreed upon \$34 million. AOBA has prepared a chart detailing the impact of the \$34 million rate increase which is available upon request. At press time, the VASCC was expected to issue a decision approving the Stipulation and \$34 million rate increase soon.

SAVE THIS SUMMER DATE

AOBA will host the next **Utility and Energy Market Update** on **August 2nd, from 11:30am to 1:00pm** at AOBA's NEW office. Watch for details online.

MAINTENANCE MANIA *Continued*
from page 1 >>

his winning role! Other 2017 winners were Rachid Chabraoui and Pedro Martinez Arevalo, also with Kettler.

In addition, staff from **Southern Management Corp.** and **Gates Hudson & Associates** scored highly in key games. For the second consecutive year, Gates Hudson brought home the "Spirit Award."

The competition, offered by NAA and presenting sponsor HD Supply Facilities Maintenance, was held at Martins Crosswinds in Greenbelt, MD.

Many thanks to our generous sponsors and awesome volunteers – expertly led by 2017 Maintenance Mania Committee Chair Carrie Ehart, Raine & Son, LLC, Plumbing & Heating. ■



Support the Duckworth School on May 19th

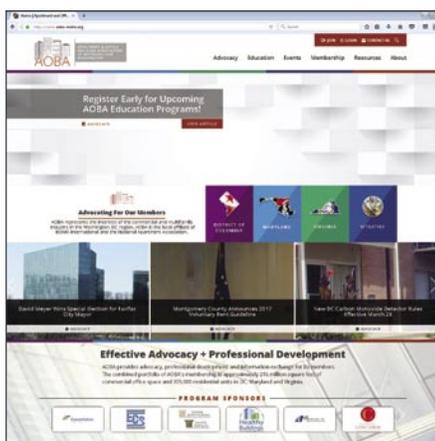
Members are encouraged to help

support one of AOBA's dedicated charities, the **James E. Duckworth School** for children with disabilities. Register online to cheer on students at the school's **2017 Special Olympics Challenge Day** on **Friday, May 19** and **order a Tee Shirt to show your support** for this award-winning school. ■



SEE YOU THERE! Don't miss the annual AOBA After Hours Reception on **Thursday, May 18, from 5:00 to 7:00pm** at Tony & Joe's on the Georgetown Waterfront. Please register online. ■

AOBA'S WEBSITE: SET UP YOUR ACCOUNT AND BOOKMARK IT



AOBA's website, launched in late 2016, includes LOTS of added features for members. Just take a moment to set up your account to take full advantage of the site!

Incorporating the latest technology and database techniques, **aoba-metro.org** makes it easy to:

- > register for events,
- > find critical advocacy resources, AND
- > update your member record.

All feedback and comments about the site are welcome. Please email Marie Tibor, mtibor@aoba-metro.org with your thoughts. If you have any issues logging in, please email Eliot Hubbell at ehubbell@aoba-metro.org.

AOBA Education Calendar – What’s Coming Up?

See details at aoba-metro.org/events

2017 Rising Leaders – Missed the first session? No worries. Property managers are invited to join your colleagues for **Session #2 on May 18** followed by the After Hours reception and **Session #3 on Sept. 14**. Check out topics for this popular program online! **Instructor:** Mary Abbajay, Careerstone Group. *REDUCED fee is \$250 for 2 sessions.*

Ethics is Good Business – This RPA course provides a terrific one day training course on critical issues. **May 17 from 9:00am to 4:00pm at AOBA.** **Instructor:** Glenn Hugo, Regional Manager, MRP Real Estate Services Group, LLC.

Powerful Presentations: PERFECTING YOUR PUBLIC SPEAKING SKILLS – Don’t miss this well-reviewed, highly interactive program on **June 8**. This practical workshop for all members will help make your presentations more enjoyable for you and your audience! **Instructor:** Mary Abbajay, Careerstone Group. Members: \$150.

MARK YOUR FALL CALENDARS!

Emergency Preparedness for Multifamily Property Managers and Associates – **Sept. 19 – 8:00 to 11:00am** – a new program hosted by Southern Management Corporation

Emergency Preparedness for Commercial Property Management and Security Professionals – **Oct. 5 – 8:30 to 11:00am** – This annual program is developed by AOBA’s Emergency Preparedness Committee.

RPA Courses – AOBA is offering three RPA courses this fall. Check *Education/RPA* for details. ■



See You in Atlanta

AOBA staff look forward to seeing members at the 2017 **NAA Education Conference and Expo, June 21- 24 in Atlanta, GA**. If you haven’t yet registered, it’s not too late! More at www.naahq.org

New Amenities Research Report Available

The National Apartment Association’s original research report focused on the added value of amenities is now available for download at naahq.org. The research focuses on individual amenity trends and their potential impacts on revenues.

Visto^ Education Platform Launched

The new Visto^ online learning platform is up and running! This impressive site currently offers NALP plus 29 continuing education courses and more are planned as the year progresses. Please check it out at GoWithVisto.org. ■

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