

## WHAT'S INSIDE?

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## UPCOMING EVENTS

### BOWLING FOR CHARITY

**FEB 14 • 1:30 PM - 3:30 PM**

AMF Sawmill Lanes  
4825 Sawmill Rd.,  
Columbus, OH 43235

### MARCH GENERAL MEETING 2020 INDUSTRY FORECAST WITH ROB VOGT

**MAR 12 • 11:30 AM - 1:30 PM**

Grange Insurance  
Audubon Center  
505 W. Whittier St.  
Columbus, OH 43215

## UPCOMING EDUCATION

### YOU GOT THE JOB! NOW WHAT? LEASING 101

**FEB 11 • 9:00 AM - 4:30 PM**

7 CEUs Available • Instructed  
by Lisa Schmidjell-Justice,  
Haley Residential

- Leasing and property management basics
- Customer service basics
- Working with prospects
- Closing the sale

### MAINTENANCE 101

**FEB 13 • 9:00 AM - 4:30 PM**

Instructed by Lisa Schmidjell-Justice, Haley Residential

- Maintenance communication with residents
- Maintenance budgeting
- Preventative maintenance and capital improvements

### FAIR HOUSING

**FEB 18 • 9:00 AM - 12:00 PM**

3 CEUs Available • Instructed  
by Bill Willis, Willis Law Firm

- Up-to-date Fair Housing Laws
- Stay within regulations and compliance
- Geared toward all levels of property management staff

### MEETING OF THE MINDS: INDUSTRY BRAINSTORMING

**FEB 20 • 8:00 AM - 10:00 AM**

### PRESIDENT'S SERIES

TECHNOLOGY/SELF GUIDED TOURS

**MAR 4 • 8:00 AM - 10:00 AM**

## CAA Members Celebrate 50 Years With Anniversary Party

On Thursday, October 17 nearly 150 CAA members gathered at Shadowbox Live to celebrate 50 years of the Columbus Apartment Association. Members and guests were treated to a trip down memory lane via several photographs, Apartment Age editions, directories and other pieces of memorabilia showcasing how the industry has evolved since 1969.

Numerous Past Presidents, Executive Directors, Hall of Fame members and Board of Trustees members were on hand to share memories, exchange stories and reminisce about the association through the years while enjoying drinks and appetizers. The event was the culmination of a year worth of celebrations recognizing the Golden Anniversary.

• ANNIVERSARY CONTINUED ON PAGE 2



Swanson welcomes members to the 50th Anniversary party

## Reverse Raffle Benefits CAA Community Assistance Foundation

As in year's past the 2019 Reverse Raffle provided an electric atmosphere filled with eagerness as everyone wanted to be the one to take home the \$2,000 grand prize payout. The 2019 version was held at a new venue this year, Woodland's Backyard on Thursday, November 7. As has become tradition attendees had an extra chance to take home the party basket with over \$400 worth of alcohol and accessories in a contest that has become as anticipated as the raffle itself.

The evening kicked off with cocktails, appetizers and chatting over thoughts of winning the grand prize. The most popular members in attendance were the volunteers selling one of 52 chances to win the party basket by purchasing a playing card for \$20 with all proceeds benefitting the Community Assistance Foundation. Each person was anxious to get their favorite card choice or taking a chance on random selection blindly picking a card from the deck in hopes of winning.

## Brian Schottenstein Installed as 44th CAA President

Over 100 CAA members and guests gathered on Thursday, November 21, 2019 at the Athletic Club of Columbus downtown to support Brian Schottenstein, the 44th President of the Columbus Apartment Association (CAA) at the celebratory Installation Dinner.

The evening began with a cocktail and social hour filled with energy, excitement and revelry as it also observed the end of the CAA President, David Holzer's two-year term.

Laura Swanson, Executive Director of the CAA invited everyone to find their seats and welcomed them to the event before thanking Holzer for his time and leadership as CAA President and introducing him one last time. Mr. Holzer thanked CAA members for service to the organization and their commitment to the industry helping to make his presidency a success.

After the conclusion of Holzer's remarks Swanson recognized the newly elected members of the CAA Board of Trustees, CAA Executive Committee, CAA

The Raffle began with the presentation of the awards to the Community Assistance Foundation recipients, American Red Cross of Columbus, Patches of Light, COMPASS and Scholar House.

CAA President, David Holzer and Executive Director Laura Swanson presented the awards and posed for pictures after thanking everyone for their generosity throughout the evening and the year allowing the awards to be possible.

After announcements and a review of the rules from Emcee Mike Lange of ABLE 444-Roof, the Raffle was off and running. The first ball drawn for the "Grand Prize Loser" went to Willis Law who won back their \$125 ticket price. Attendees excitedly watched as numbers came off the board swiftly. Some were just disappointed not to win, while others received one of

• RAFFLE CONTINUED ON PAGE 2

Associate Council, and the CAA delegates to the Ohio Apartment Association (OAA).

Swanson then focused the program on the installation of Schottenstein as incoming President, inviting all the Past Presidents in attendance to come forward to be the first to congratulate him on joining the ranks. Following the recognition of the Past Presidents, Swanson introduced Gary Schottenstein for the installation of his son.

After his father's remarks Schottenstein shook hands with each President in turn making his way to the podium. In his speech Schottenstein thanked everyone for their support. He emphasized that his presidency will be filled with participation and passion calling members to participate with passion throughout his term. Performing his first Presidential duty recognizing Holzer's service and presenting him with an honorary crystal gavel as a gesture of appreciation for his dedication to the CAA.

• INSTALLATION CONTINUED ON PAGE 2

## 2020 EXECUTIVE COMMITTEE



*President*  
Brian Schottenstein,  
Schottenstein Real  
Estate Group



*Immediate Past President/  
Public Policy Vice President*  
David Holzer,  
Commercial One  
Realtors



*Secretary/  
President-Elect*  
Steve Papineau,  
Shelby Management



*Treasurer*  
Carrie Sitterley,  
Sentinel Real Estate  
Corporation



*Vice President of  
Membership*  
Don Brunner,  
BRG Realty Group,  
LLC



*Vice President of  
Education*  
Chris Rohrbacher,  
Schottenstein  
Property Group



*Vice President of  
Associate Council*  
Megan Batty,  
The Sherwin  
Williams Company

## 2020 BOARD OF TRUSTEES

- Dave Anderson, CPM, Homestead America
- Philip Barcus, The Barcus Company, Inc.
- Megan Batty, The Sherwin Williams Company
- Ted Bloom, Baker Rental Company, LLC
- Don Brunner, BRG Realty Group, LLC
- John Connor, C&G Investment Associates
- Fred Damsen, Roger C. Perry & Co.
- Jenny Donnellon, The Champion Companies
- David Fisher, F & W Properties, Inc.
- Nate Fisher, Peak 10 Group
- Bill Fritsche, Fritsche Corporation
- Justin Garland, Showe Management Corporation
- Wayne Garland, CPM, CCIM, Buckeye Real Estate
- Trisha Hendrickson, Chadwell Supply of Ohio
- Steve Hess, Kohr Royer Griffith, Inc.
- David Holzer, Commercial One Realtors
- Brett Kaufman, Kaufman Development
- Mike Landrum, Crawford Hoying
- Alan Litzelfelner, CPM, Central Management Company
- Marlene Mahoney, FABCO
- Mike Miller, CPM, Michaels & Kohl, Inc.
- Dana Moore, Oakwood Management Company
- Scott Newcomb, Newbury Properties
- Randy Palmer, Colonial American Development
- Steve Papineau, Shelby Management
- Rebecca Perry Damsen, Roger C. Perry & Co.
- Chris Rohrbacher, Schottenstein Property Group
- Brian Schottenstein, Schottenstein Real Estate Group
- Don Seager, REMAX Affiliates/Seager & Associates
- Neil Sethi, Landis Properties
- Andrew Showe, Showe Management Corporation
- Carrie Sitterley, Sentinel Real Estate Corporation
- Noelle Smith, Redwood Living
- Scott Solomon, Oxford Realty
- Mark Wagenbrenner, Wagenbrenner Development

### • ANNIVERSARY CONTINUED FROM PAGE 1

After a bit of networking and sharing CAA Executive Director Laura Swanson thanked everyone for coming to the celebration and recognized former CAA Bookkeeper Kathi Wilson on her recent retirement after 34 years at the association. Swanson asked everyone to raise their commemorative flutes in a celebratory toast before turning over the stage to the Shadowbox players.

The Shadowbox troupe spent 45 minutes regaling the audience with Led Zeppelin and Queen's greatest hits spanning the ages and taking the audience on a trip down memory lane through music.

Following the show members collected their flutes, chocolate bars and spent a few more minutes networking before returning to their evening.

### • RAFFLE CONTINUED FROM PAGE 1

the many consolation door prizes generously donated by sponsors.

Congratulations to all of this year's lucky door prize winners.

When only five numbers remained: B & B Management, Roger C Perry & Co., Buckeye Real Estate, Danny Fickel and AmRent, Inc. The group debated the decision to split the prize money equally or continue. Unable to reach a unanimous decision, the next number was drawn, and B & B Management was eliminated from contention. After another round of discussion and another decision to continue led to the next draw eliminating Danny Fickel. The trio remaining once again elected to draw this time eliminating AmRent. Deliberation started all over again while Lange announced that the last playing card remaining belong to David Holzer awarding him the ultimate prize basket. The decision to split was once again refuted and the final number was drawn removing the Roger C. Perry & Co. number from contention Leaving Buckeye Real Estate as the lone winner.

We would like to thank all of the sponsors and everyone that bought a ticket.

**Appetizer Sponsors:**  
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**Event Sponsors:**  
American Leak Detection  
BRG Apartments  
Guardian Water and Power  
Maintenance Supply Headquarters

**Door Prize Sponsors:**  
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Guardian Water and Power  
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The Waterworks

The CAA Community Assistance Foundation would not be able to provide the outreach to charities without participation from members at events like the Reverse Raffle and would like to thank everyone for their donations by purchasing a ticket or sponsoring the event.

### • INSTALLATION CONTINUED FROM PAGE 1

Schottenstein introduced Rabbi Kaltmann for a brief invocation followed by dinner.

The CAA would like to thank all of the members in attendance at this year's Installation Dinner. We look forward to seeing everything in 2020.

Members continued to celebrate and network throughout the evening enjoying live music and winding down a successful year.



## MARCH GENERAL MEETING

MARCH 12, 2020

11:30 AM - 1:30 PM

GRANGE INSURANCE  
AUDUBON CENTER  
505 W. WHITTIER ST.,  
COLUMBUS, OH 43215



2020  
INDUSTRY  
FORECAST  
WITH ROB VOGT

REGISTER AT [CAAHQ.COM](http://CAAHQ.COM)

## COLUMBUS APARTMENT ASSOCIATION STAFF

The Apartment Age is a quarterly publication of the Columbus Apartment Association.  
1225 Dublin Road, Columbus OH, 43215, 614.488.2115 (p) 614.488.8526 (f)



Laura Swanson,  
IOM  
Executive Director



Audra Garrison,  
IOM  
Associate Director



Emily Cunningham,  
Membership &  
Events Director

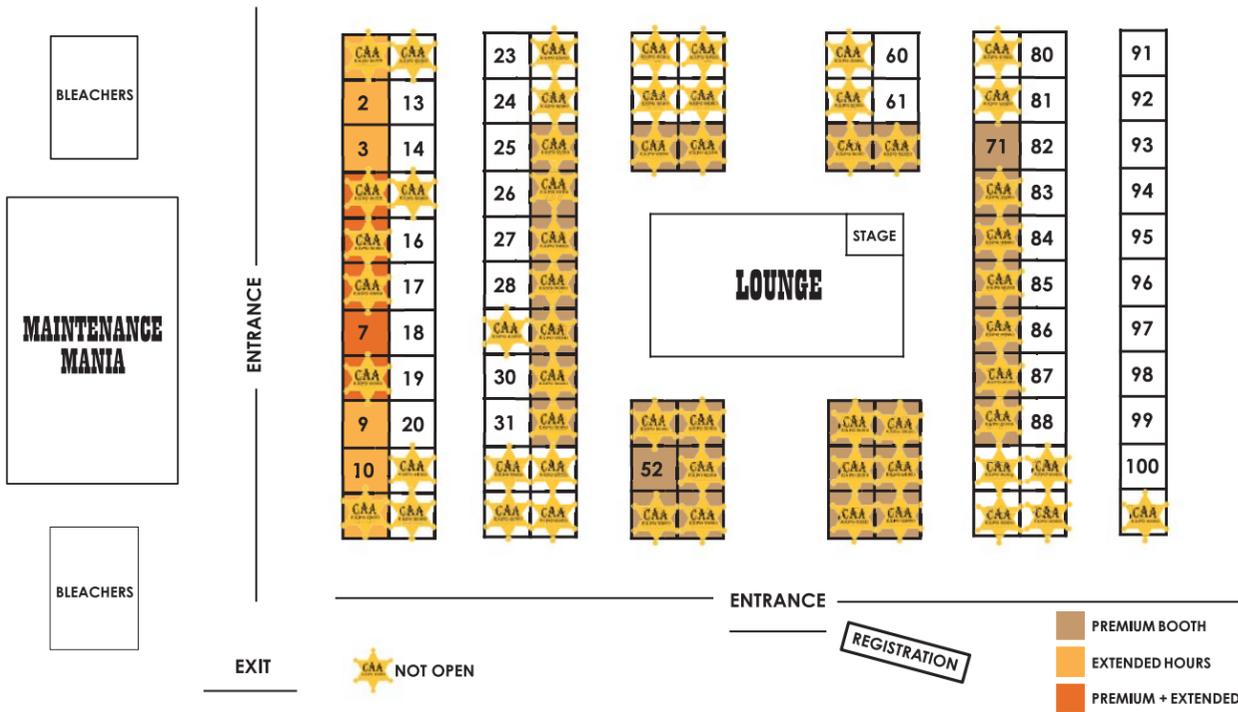


Laura Carter  
Accounting Director



April 7, 2020 12:30pm - 4:30pm  
 The Ohio State Expo Center & State Fairgrounds - Kasich Hall

The Central Ohio Multifamily Exposition is the CAAs annual trade show and conference. It is the largest multifamily industry show in Central Ohio.



## WANTED Expo Exhibitors

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All Booths are 10x10 and come with two boxed lunches.

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**Regular Booth (after Jan. 31st)**  
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HD Supply	

### More sponsorships will be released January 2020!

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# 2020 MAINTENANCE MANIA!

Save the date! **MAINTENANCE MANIA!**

April 7, 2020 ★ 3:30 pm - 5:30 pm  
 The Ohio State Expo Center & State Fairgrounds - Kasich Hall

**WHO:** All CAA maintenance technicians  
**COST:** Free for maintenance technicians  
**WHAT:** Compete against maintenance techs in a series of eight maintenance related challenge games. Winner gets up to \$500 Cash Prize!

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## CAA Looking to Roar into the 20s

Who's ready to party like Gatsby? As we get ready to turn the page to a new decade, we get a rare opportunity to revisit the roaring 20's. I, personally, can't wait to see what the modern version looks like and am excited to see a return of flappers and pin stripe suits.

At the CAA it marks the end of our year-long 50th Anniversary celebration and the beginning of a new term of officers and some exciting new things. In 2020 we plan to implement a bus tour to showcase our booming industry. Everything from new, innovative buildings to those that have been rehabbed and renovated. I'm looking forward to our members showing off their hard work and others getting some great new ideas. In attempting to keep up with the times and understanding everyone's busy schedule we're in the beginning stages of a podcast or webinar series that would be a different industry topic each time consolidated into short snippets that are easily digestible and consumed. Some of the ideas include legislative updates, Emotional Support Animals, amenities, drugs, employment strategies and more.

We're expanding our popular brainstorming series that was started in late 2019 to be a quarterly occurrence allowing our industry professionals to pick the brains of their colleagues with topics of their choosing and learn



for the most valuable resource. Each other. Maintenance Mania will return to the Expo again this year, highlights the talents and expertise of maintenance techs. This year the competition will be featured immediately following the expo to capitalize on maximum spectator energy.

Our General Meetings will continue to find exciting venues featuring the best Columbus has to offer and returning to some old favorites. The popular Bowling for Charity luncheon will kick off our events again in 2020 raising funds for the Community Assistance Foundation. Our education will continue to feature core classes at the heart of the industry allowing members to receive quality education for their staff from the basics to the advanced.

We'll continue to work with the Columbus City Council to advocate for the industry in bringing a positive message and educating them on the issues we face. The same goes for the State Legislature as they work through an election cycle and a lame duck session. Federally, we'll continue to foster our relationships with our Congresspeople and Senators as we work to be a resource for them when considering funding and legislation.

Each year I reflect on how fast time flies. I know we all feel it. But then I look forward and I'm so thrilled about what the future holds and what the CAA has to offer. Sure, some of what we do it similar year in and year out, it's necessary. Then we get to explore other opportunities and I can't wait to see what those hold.



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# Winter Heating Safety

The American Red Cross carries out its mission through the hard work of volunteers and the generosity of donors and community partners. One such partner is the Columbus Apartment Association Community Assistance Foundation which has provided financial support to help in disasters and home fire relief. Through this, and other financial donations, Red Cross volunteers in the Ohio Buckeye Region responded to 1,119 home fires through October of this year, providing a place to sleep, warm meals, clothing, emotional support and hope to those affected.



Of the 62,000 disasters the Red Cross responds to each year throughout our country, the vast majority are home fires with most of the fires occurring during the winter. As the cold temperatures grip Central Ohio this winter, the American Red Cross urges residents to be cautious when using space heaters and other heating sources, as well as to test their smoke alarms and practice their home fire escape plan.

Fortunately, these potential disasters can often be avoided with diligent attention to these safety tips:

- All heating equipment needs at least three feet of space. Keep away children, pets and things that can burn, such as paper, matches, bedding, furniture, clothing, carpets, and rugs.
- If you must use a space heater, place it on a level, hard and nonflammable surface, such as a ceramic tile floor. Don't place it on rugs and carpets, or near bedding and drapes.
- Plug power cords directly into outlets and never into an extension cord.
- Turn off portable space heaters every time you leave the room or go to sleep.
- Have wood and coal stoves, fireplaces and chimneys inspected annually by a professional and cleaned if necessary.
- Never leave a fire in the fireplace unattended. Use a glass or metal fire screen to keep fire and embers in the fireplace.
- Never use a cooking range or oven to heat your home.

You can help your tenants stay safe by encouraging them to follow these tips, test their smoke alarms monthly and to practice their home fire escape plan. For free home fire safety resources, visit [redcross.org/homefires](http://redcross.org/homefires) or download the free Red Cross Emergency App (search "American Red Cross" in app stores or go to [redcross.org/apps](http://redcross.org/apps)).

*Save the date!*

**HUNK A HUNK A BOWLING LOVE**

**CA** *Bowling for Charity* **2020**

**FEBRUARY 14, 2020**  
**1:30PM - 3:30PM**

**AMF SAWMILL LANES**  
**4825 SAWMILL RD.,**  
**COLUMBUS, OH 43235**



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- Home Stagers
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## NEW MEMBERS

**Primary**

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[lcobble@oberer.com](mailto:lcobble@oberer.com)

Groundscape Maintenance  
Contact: Travis Gilliam  
[TravisG@GroundscapeMaintenance.com](mailto:TravisG@GroundscapeMaintenance.com)

**Associate**

Surface Experts - North Columbus  
Contact: Steven Morgan  
[smorgan@surfaceexperts.com](mailto:smorgan@surfaceexperts.com)

Hildreth's Commercial Laundry Equipment  
Contact: Sam Britain  
[sbritain@hioldrethnet.net](mailto:sbritain@hioldrethnet.net)

Central Tub Refinishing  
Contact: Guillermo Vazquez  
[Gvazquez@central-refinishing.com](mailto:Gvazquez@central-refinishing.com)

Shaw Floors  
Contact: Nick Hensler  
[Nick.hensler@shawinc.com](mailto:Nick.hensler@shawinc.com)

Direct Fitness Solutions  
Contact: Jack Letz  
[jletz@directfitnesssolutions.com](mailto:jletz@directfitnesssolutions.com)

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[tom.roberts@igs.com](mailto:tom.roberts@igs.com)

Entrata  
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[ausegmiller@entrata.com](mailto:ausegmiller@entrata.com)

Morrison Sign Company  
Contact: Sue Moore  
[smoore@morrisonsigns.com](mailto:smoore@morrisonsigns.com)

Capital Contracting Services  
Contact: Kyle Stein  
[kstein@capitalcontractingcolumbus.com](mailto:kstein@capitalcontractingcolumbus.com)

Knock, Inc.  
Contact: Pam Kala  
[pam@knockrentals.com](mailto:pam@knockrentals.com)



# CAA EDUCATION

## You Got the Job! Now What? Leasing 101

7 CEUs Available • Instructed by Lisa Schmidjell-Justice, Haley Residential

- Leasing and property management basics
- Customer service basics
- Working with prospects
- Closing the sale

**Feb 11** • 9:00 am - 4:30 pm • \$79; \$99 after Feb 4

## Maintenance 101

Instructed by Lisa Schmidjell-Justice, Haley Residential

- Maintenance communication with residents
- Maintenance budgeting
- Preventative maintenance and capital improvements

**Feb 13** • 9:00 am - 4:30 pm • \$79; \$99 after Feb 6

## Fair Housing

3 CEUs Available • Instructed by Bill Willis, Willis Law Firm

- Up-to-date Fair Housing Laws
- Stay within regulations and compliance
- Geared toward all levels of property management staff

**Feb 18** • 9:00 am - 12:00 pm • \$79; \$99 after Feb 11

## Meeting of the Minds: Industry Brainstorming

Join your colleagues to brainstorm and discuss topics of your choosing. Learn for the best industry resources, your peers.

**Feb 20** • 8:00 am - 10:00 am • \$25

## Low Voltage Electrical

Instructed by Chadwell Supply

**Mar 11** • 9:00 - 5:00 pm • \$229; \$259 after Mar 4

## Assistance Animals HOT TOPIC!

Instructed by Bill Willis, Willis Law Firm

- Rules and regulations regarding assistance animals on multifamily properties

**Mar 18** • 9:00 am - 12:00 pm • \$79; \$99 after Mar 11

## HD Supply: Air Conditioning Mechanical & Electrical

Instructed by Art Aros, HD Supply

- The basic AC-Refrigeration cycle
- Preventative maintenance
- Troubleshooting common problems

**Mar 24** • 9:00-12:00 pm • Free

## HD Supply: Swimming Pool Maintenance

Instructed by Art Aros, HD Supply

- Chemical testing and water balance
- Filtration and mechanical maintenance
- Liability and safety aspects of pool management

**Mar 24** • 1:00-4:00 pm • Free

## You're Doing the Job Now Go Further! Leasing 201

7 CEUs Available • Instructed by Lisa Schmidjell-Justice, Haley Residential

- Understanding budgets & scopes of work
- Office management
- How to handle evictions

**Mar 25** • 9:00 am - 4:30 pm • \$79; \$99 after Mar 18

## Evictions

4 CEUs Available • Instructed by Bill Willis, Willis Law Firm

- Answers questions about evictions
- How to handle evictions challenges

**Apr 14** • 9:00 am - 1:00 pm • \$79; \$99 after Apr 7

## Meeting of the Minds: Industry Brainstorming

Join your colleagues to brainstorm and discuss topics of your choosing. Learn for the best industry resources, your peers.

**Apr 15** • 8:00 am - 10:00 am • \$25

## PRESIDENT'S SERIES

### Technology/Self Guided Tours

**Mar 4** • 8:00 am - 10:00 am • \$35

### Curb Appeal

**Jun 9** • 8:00 am - 10:00 am • \$35

### Renovation Panel

**Sep 17** • 8:00 am - 10:00 am • \$35

### Recruitment & Retention

**Dec 9** • 8:00 am - 10:00 am • \$35

## New Online Learning Platform Available!

NAA recently launched a new online learning platform, VISTO. Through Visto you can earn industry designations such as CAM, NALP and much more.

You can brush up on topics such as *Business Etiquette and Dealing with Difficult People*. In addition, if you miss the annual NAA Education Conference you can access materials online. Visit the site today to learn more.

[www.gowithvisto.org](http://www.gowithvisto.org)

## You Got the Job! Now What? Leasing 101

7 CEUs Available • Instructed by Lisa Schmidjell-Justice, Haley Residential

- Leasing and property management basics
- Customer service basics
- Working with prospects
- Closing the sale

**Apr 22** • 9:00 am - 4:30 pm • \$79; \$99 after Apr 15

## Bed Bugs HOT TOPIC!

Instructed by Bill Willis, Willis Law Firm

- The science of bed bugs and Integrated Pest Management
- Management challenges and treatment options and results
- Discussion of resources available

**Apr 23** • 9:00 am - 12:00 pm • \$79; \$99 after Apr 9

## Fair Housing

3 CEUs Available • Instructed by Bill Willis, Willis Law Firm

- Up-to-date Fair Housing Laws
- Stay within regulations and compliance
- Geared toward all levels of property management staff

**Apr 28** • 9:00 am - 12:00 pm • \$79; \$99 after Apr 21

## You're Doing the Job Now Go Further! Leasing 201

7 CEUs Available • Instructed by Lisa Schmidjell-Justice, Haley Residential

- Understanding budgets & scopes of work
- Office management
- How to handle evictions

**May 5** • 9:00 am - 4:30 pm • \$79; \$99 after Apr 28

## HD Supply: R-410-A and Other Refrigerants

Instructed by Art Aros, HD Supply

- Addresses transition from R-22 to new alternative refrigerants
- Service guidelines; old and new equipment; repair options
- Proper charging techniques

**May 12** • 9:00-12:00 pm • Free

## HD Supply: Safety on Site

Instructed by Art Aros, HD Supply

- introduction to OSHA and their safety and health regulations
- MSDS/SDS sheets and chemical use and storage
- The need for and use of protective equipment

**May 12** • 1:00-4:00 pm • Free

## SPECIAL OFFER

### EARLY BIRD DISCOUNT

REGISTER IN ADVANCE FOR ADDITIONAL SAVINGS

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**Contact the CAA at 614-488-2115  
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**Registration policy:** Seating is limited. Cancellations are required five days in advance. Substitutions are accepted. No shows will be billed.

## FROM THE PRESIDENT

### Participation, Passion, Theme of Schottenstein

by Brian Schottenstein, CAA President

I appreciate everyone for being here and helping support this evening with proceeds going to a charity that is dear to my heart called Lifetown along with your support for The Columbus Apartment Association. I would like to first thank my family and our employees for always supporting me and pushing me to achieve my personal and company goals. Thanks to my father for being a great role model and your constant wisdom that amazes me every day we work together. I would like to thank my mother for being the cheerleader that she is and all her love and support. I would like to thank my brother Corey for being a great friend and partner in our business together. I would also like to thank my girlfriend Toria for her love and driving up here to be with me on this special evening. Finally, I would like to thank Laura Swanson and her staff for keeping the CAA running smoothly and all the great work you do.



My platform for my Presidency is simple and can boil down to two terms – Participation and Passion! I'm looking for participation with passion.

In my opinion, the difference between being a manager of day to day activities and being a leader, is the passion and effort you put forth. We all manage processes, people, properties, committees and customers. While the results may vary, managing is essentially getting through the day by controlling events or people. The outcome is usually similar, and over time the participants likely become disengaged. If we add passion, whether it be in the form of creativity, empathy, motivation or vision, we now become a leader. In time, others will follow and become leaders alongside you. The changes don't always take shape immediately, but passion will start to blossom, and you will begin to see identities form. Leadership will slowly begin to take place.

I appreciate that I have been nominated to the position of President through 2021. I now call upon you to participate. To participate with passion. To be leaders, not managers, and draw in new members to assist with growing subcommittees and leadership. I want to be the best Apartment Association brand in the country, and anyone involved in the industry will know what The Columbus Apartment Association stands for! Thank You and have a great evening.

## LEGISLATIVE AND NATIONAL SCENE

by Steven Gladman, Senior Policy Analyst

### Local

The City of Columbus elections returned all incumbents for another term. Mayor Ginther has continued to focus on neighborhoods and affordable housing is a key component to his neighborhood plans.

The 2020 City of Columbus operating budget will contain additional funds for additional housing code enforcement and illegal dumping enforcement.

The City of Columbus has several proposed initiatives around sustainability that will impact multifamily properties.

An energy benchmarking requirement for multifamily properties is being proposed for 2020. Energy benchmarking will require property owners to provide the city with utility usage data. The data will be used to compare energy consumption by building types. An online website would allow anyone to compare energy consumption for a property to other multifamily properties. The goal is to reduce energy consumption and reduce the carbon footprint for Columbus.

Benchmarking is viewed by the City of Columbus as an economic development tool. Energy consumption and carbon reduction are important to large companies considering relocating to Columbus. Another sustainability target is diverting material that is sent to the landfill. Participation by more apartment residents in recycling would reduce the waste stream.

Mandatory recycling for apartments is being discussed. The cost of apartment recycling would be paid by the apartment owner. The City of Columbus has also considered requiring apartment owners to pay for refuse removal. Mandatory recycling and fees for refuse will be costly. CAA has suggested that all apartment leases contain a provision that all fees imposed by the city be the responsibility of the resident.

### State

The Ohio Apartment Association continues to monitor legislation that is being considered by the General Assembly. Source of income as a protected class, submetering, real estate tax issues are all in play. Because 2020 is a year when most of the General Assembly will be up for reelection there will be a limited schedule and very little legislation will move forward until after the November General Election.

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### 2020 General Meetings

March 12th – Grange Insurance Audubon Center  
505 W Whittier St, Columbus, OH 43215 11:30am – 1:00pm

Register at [www.caahq.com](http://www.caahq.com)

May 12th – TBD 11:30am – 1:00pm	Sep 10th – TBD 11:30am – 1:00pm	Nov 12th – TBD 11:30am – 1:00pm
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## WHAT'S THE SCOOP?

### Meet the New Board

#### Jenny Donnellon, Champion Companies

Jenny Donnellon has been with the Champion Companies as the Senior Vice President of Rental Operations for the past 6 years. She is responsible for overseeing the day to day operations of the Champion portfolio. This includes mentoring the sales skills of team members, hiring, training, overseeing employee recognition, business to business relationships, preferred employer partnerships, corporate housing partners, implementation and oversight of operational policies and procedures, as well as budget, occupancy and rental growth adherence. Ms. Donnellon is an active member of the Columbus, Hilliard, Westerville, Dublin, New Albany, Powell, and Worthington Chambers of Commerce and Realtors Associations. She is a licensed Real Estate Agent, graduate of Ohio University and has received Certified Apartment Manager and Certified Apartment Portfolio Supervisor designations from the NAA. Prior to Champion, she worked for For Rent Media Solutions for 12 years. Ms. Donnellon also had the opportunity to work on-site for other industry leaders, Trammell Crow Residential, General Investment and Development Corporation and Fogleman. She is married with two children, Jase, a junior at Ohio University and Cole, a senior at Hilliard Davidson. In her spare time, she loves to be outside in the sunshine, and enjoys skiing, yoga, reading, giving back to the community as well as a good glass of wine!

#### Noelle Smith, Redwood Living

Noelle Smith is honored to join the CAA Board of Trustees this year. As the Regional Manager for Redwood Apartments Neighborhoods, she believes in serving those she leads, from the remarkable employees, valued residents, and the communities in which they operate in. Her passion for what she does began over a decade ago when she took her first role in leasing and never looked back. Throughout her career, she puts customer service and working for a purpose first, to deliver more than expected for a residential experience that residents deserve. Noelle enjoys being involved in many local groups and brings this love into her day to day activities. She was proudly awarded the 2012 Humanitarian of the Year by the PAA. Noelle is looking forward to continuing to collaborate with and bring positive and creative solutions to the CAA as a new board member. When off work, Noelle enjoys spending time with her husband and furbabies, exploring the outdoors, attending sporting events, or whipping up a new recipe in the kitchen!

#### Brett Kaufman: CEO of the Year 2019 finalist, Columbus CEO

The Kaufman Development founder and CEO was voted by peers as one of the region's top chief executives at small businesses.

After spending 15 years working at banking and real estate firms including as president at Schottenstein Real Estate Group, Brett Kaufman went out on his own to found Kaufman Development in 2011. The company was created on the belief that communities of high design and

built around well-being, expression and impact can change the world. The company's communities include the LeVeque Tower Residences in downtown Columbus, Gravity in Franklinton and Market & Main in New Albany. Kaufman was twice named Developer of the Year by the Building Industry Association of Central Ohio; is past president of the Columbus Apartment Association; and serves on many civic boards throughout the Columbus region. In 2012 he was named Next Generation Builder of the Year by the BIA and was honored in 2014 as Ernst & Young's Emerging Entrepreneur of the Year. Kaufman is active with many community organizations including the Columbus Jewish Federation, Greater Columbus Arts Council and Wexner Center for the Arts.

### Brunner Elected National Apartment Association Vice Chair

Don Brunner is the Chief Operating Officer for BRG Realty Group, located in Cincinnati, Ohio. BRG owns and manages 8,000 units in Ohio, Indiana, and Kentucky. Don has been in the multifamily business for 21 years. Don spent 5 years as a supplier. The last 16 years Don has been on the owner management side. He has successfully lead numerous lease ups, acquisitions, and repositioning of assets over his tenor.

Don is a committed leader to the apartment association at all levels. He serves in an executive position at the local, state, and national levels. Along with his commitment, Don is extremely passionate about the success of each association.

BRG Realty group would like to announce that Don has been elected to serve as Vice Chair of the National Apartment Association in 2020, and is on track to be the 2022 Chairman of the Board of the National Apartment Association.

#### 2020 Associate Council

Chair - <i>Megan Batty</i> The Sherwin-Williams Company	<i>Mike Lange</i> ABLE 444-Roof
Co-Chair - <i>Trisha Hendrickson</i> Chadwell Supply	<i>Scott Lloyd</i> The Waterworks
<i>Damien Cassell</i> Tidwell Group	<i>Nate Mast</i> Royal Finish
<i>Mary Jo Deardorf</i> AmRent, Inc.	<i>Christina Mollenhoff</i> Ferguson Facilities Supply
<i>Jennifer Foppe</i> PPG	<i>Dan Overmyer</i> Overmyer Hall Associates
<i>James Glass</i> Terminix	<i>Kelly Snider</i> CORT
<i>Tammy Hunter</i> Choice Property Resources, Inc.	<i>Tracey Thrush</i> RentPath
<i>Cynthia Hutson</i> Fire & Ice Heating & Air Conditioning	<i>Morgan Walterscheide</i> Ferguson Facilities Supply

## ASSOCIATE ANGLE

### Get to Know the New Associate Council Members

#### Jennifer Foppe

Ms. Foppe is the Business Development Manager for PPG in Ohio. She works closely with multi-family properties to supply paint and specialty coatings. She is currently involved in the Events Work Group for the Columbus Apartment Association.

#### Cynthia Hutson

Ms. Hutson is the Communications Director of Fire & Ice Heating and Air Conditioning. She has been with the company nine years, in the HVAC industry for fifteen. She attended Ball State and Franklin Universities and has BA degrees in Marketing and Education. Ms. Hutson is currently on the board of ACCCO (Air Conditioning Contractors of Columbus Ohio) and CSCC (Columbus State Community College)

Ms. Hutson's hometown is Pittsburgh, PA. (and she's a Steelers fan) but has called many other states home. She has traveled in and out of the

country extensively, the most unusual was Saudi Arabia where she lived for two years.

Ms. Hutson has two children, MacKenzie and Garrett. She survived her husband, Scott, of 35 years. She lives in Grove City, OH with two yappy dogs and a cat. She is active in her church and enjoy gardening, hiking, yoga, reading, remodeling my house and spending time with family and friends.

Ms. Hutson is looking forward to contributing to the CAA.

**Doing business with Associate Members is good business**

# BWC UPDATES

“The only thing that ever sat its way to success was a hen.” ~Sarah Brown

## Group Rating & Group Retrospective Enrollment for upcoming 7/1/2020 Policy Year

It's that time of year again, 2020 Traditional Group Rating and Group Retrospective Rating offers are being sent out to employers. Some employers are eligible for both programs (CareWorks refer to this as “dual eligibility”). We're eager to discuss these options with you, as each year there may be a different mix of cost-saving strategies that work best for your organization. The enrollment deadline for the 7/1/2020 Rate Year is November 15, 2019 for Traditional Group Rating, and January 24, 2020 for Group Retrospective Rating.

## What's an EMR and Why is it Important?

The Experience Modifier Rate (EMR) plays a pivotal role in determining an employer's premium rates and, in some cases, obtaining work as a subcontractor. The BWC calculates the EMR based on a comparison of the employer's experience period claims compared to an industry average expected claim level. The EMR is used as a gauge for future claim costs and serves to adjust an employer's premium if claims are above or below expected levels. The EMR is applied to the base rate and is used as a base rate credit discount or a penalty rate surcharge. When an employer's EMR is above 1.00 they are “penalty rated”. If an employer's EMR is below 1.00 they are “credit rated”. Traditional Group Rating programs serve to lower an employer's EMR below the EMR levels they could achieve on their own. There are circumstances when employers must provide their EMR, as a requirement to bid on particular jobs and that is used to gauge the employer's workplace safety. Each June, BWC provides private employers with an on-line experience exhibit that provides their upcoming policy year experience period data including experience claims, base rates for their manual classifications and their Experience Modifier Rate(EMR). For public employers, this experience exhibit is provided in December each year. Please contact CareWorks Comp if you have any questions about your organization's EMR.

## Ohio BWC Offering Free, Informative Monthly Webinars

Conducted twice per month, the BWC offers free webinars that last approximately 20 minutes. The topics of these informational webinars change monthly. You can also view past recorded webinars.

## Your Billion Back Rebate Check is Coming Soon!

In June, the Ohio Bureau of Workers Compensation Board of Directors approved a \$1.5 billion rebate to Ohio employers with an active BWC policy. According to the BWC it will distribute rebate checks to nearly 180,000 public and private employers. The BWC expects to begin mailing checks to public employers on September 26th, followed by private employers through October 24th. This will mark the fifth time since 2013 the BWC has returned at least \$1 billion to Ohio employers.

The \$1.5 billion will equate to 88 percent of the premiums Ohio employers paid for the 2017 policy year which ended June 30, 2018. The majority of rebate will go to private employers, while public entities are estimated to receive approximately \$164 million in rebates.

## CareWorks Safety Library Now Live!

Looking for an easy way to fulfill your 2-hour Safety Training Requirement for this current 2019 Policy Year? We've got the answer!

Go to CareWorks Safety Training Library online. Here you will find previously recorded webinars that you can register for to fulfill your 2-hour Safety Training Requirement. Each webinar is 2 hours long and costs \$25.00. Currently, there are 4 webinars to choose from:

- Employee Engagement
- OSHA Inspections; Prevention, Preparation, & Minimizing Fines
- OSHA Recordkeeping
- Preventing Slip, Trip, Fall, & Overexertion Injuries

Looking for a do-it-yourself Toolbox Talk to give to your employees? At the CareWorks Safety Training Library, click on the orange “VIEW TOOLBOX TALKS” link and you will see 13 different Toolbox Talk programs that you can download and use to train your employees. The topics range from Emergency Evacuation Plans to Diffusing Workplace Violence and even Parking Lot Safety. Print out each of them and use one at your next employee meeting!

## Personal Protective Equipment – PPE

Personal Protective Equipment, or PPE, is designed to protect workers from serious workplace injury or illness resulting from contact with chemical, radiological, physical, electrical, mechanical, or other workplace hazards. Besides face shields, safety glasses, hard hats and safety shoes, protective equipment includes a variety of devices and garments such as goggles, coveralls, gloves, vests, earplugs, and respirators.

OSHA deems that using PPE is essential – but also the last line of defense when it comes to protecting employees, after engineering, work practice and administrative controls. Engineering controls involve physically changing a machine or work environment. Administrative controls involve changing how or when workers do their jobs, such as scheduling work and rotating workers to reduce exposures. Work practices involve training workers how to perform tasks in a way that reduces their exposure to workplace hazards.

Employers are required to assess their workplace to determine if hazards are present that require the use of PPE. If such hazards are present, the employer must select PPE and require workers to use it.

The employer must also train those workers who are required to wear PPE on how to do the following:

- Use PPE properly
- Be aware of when PPE is necessary
- Know what kind of PPE is necessary
- Understand the limitations of the PPE in protecting workers from injury
- Put on, adjust, wear, and take off PPE
- Maintain PPE properly.

For more information, please contact Steve Brazil at 614.526.7195 or steve.brazil@yorkrisk.com.



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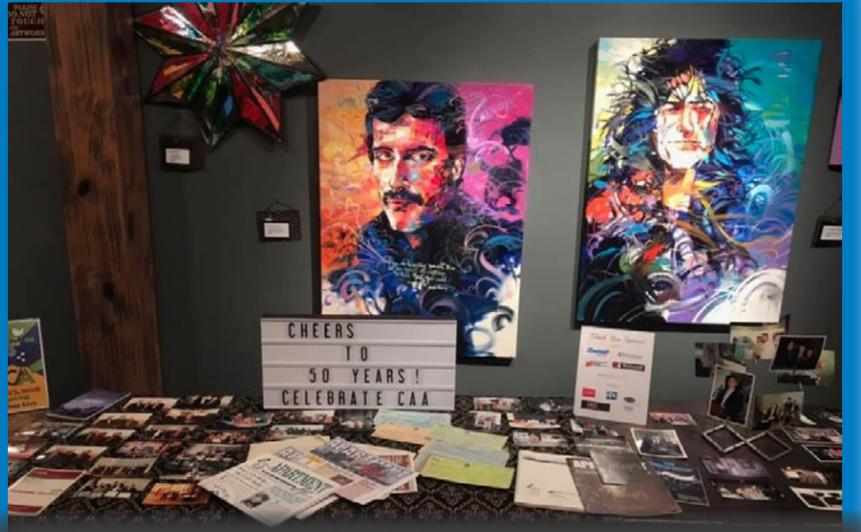
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# YOUR ASSOCIATION, YOUR EVENTS, YOUR PHOTOS



*Pat Greenway, Kathi Wilson, Denise Busick and Laura Swanson reminisce*



*Memorabilia from throughout the past five decades on display*



*Ben Brockway, Emily Cunningham, Mike Lange and Damien Cassel*



*Unified Residential Management enjoys the event*

## 50th Anniversary



*Shadowbox entertains during the party*



*Members network and take trips down memory lane*



*Members mingle and reconnect*



*The Willis Law group and Ted Bloom await the performance*

# YOUR ASSOCIATION, YOUR EVENTS, YOUR PHOTOS



*Members wait for the first drawing*



*Mike Lange reads the instructions for the event*

## Reverse Raffle



*The final five await their fate*



*Craig Buska, Buckeye Real Estate wins the Grand Prize*



*New members of CAA Associate Council installed*



*New CAA Executive Committee installed*

## Installation Dinner



*Past Presidents stand to be recognized*



*Schottenstein accepts his installation as CAA President*