



Oc

October, 2007

Featured Friends of IREM



[Visit Our Friend](#)



[Visit Our Friend](#)

Education Sponsor



PUC Decision Gives Commercial Buildings a Tool to Lower Power Bills

The California Public Utilities Commission recently adopted new rules for PG&E that will permit electrical sub-metering in commercial office buildings. Sub-metering will offer building owners and tenants a new tool to improve their energy efficiency. To find out more, [read the full announcement here.](#)

IREM SF launches new web site: www.iremsf.org



IREM SF's web site has a new look.

The San Francisco Bay Area Chapter's 12-year-old web site has a new face and improved functionality, complete with rotating pictures and scrolling graphics. While the content and resources remain largely the same, the new web site incorporates modern graphics design and navigation tools.

"Members and the public will find links to just about anything they want to know about the Chapter, the international IREM organization and its designations—all in one place," according to Chapter President David Tripp, CPM. "There are links to information about courses, job opportunities, Friends of IREM, Accredited Management Organizations and a variety of professional resources for property managers through IREM First."

Also featured in the new web site is a Chapter Membership Directory which allows members to download an Excel file of contact information including specialty areas. Members may assess the file by using the following log-information:

Username: irem

Password: irem!123

Please make a note of the log-in and watch for notification of changes as it will be updated periodically. The Directory is a restricted member service, so please do not forward it to people who are not IREM SF members or Friends of IREM.

Six months in the making, the new web site project was headed by Cara Houser, CPM, VP of Communications for the Chapter. Cara worked closely with David Tripp, the 2007 Chapter President, Terry Shores, Chapter Executive

Golf Tournament Winners

First Place:

Todd Gentry
Steve DeVoe
Mike Mengarilli
Bob Range

Second Place:

Ian Bunje
John Gachina
Scoot O'Brien
Jack Turturici

Accuracy Drive:

Lisa Blanford
Larry Sorenson

Closest To The Hole:

Sean McCue
Marc Tumlinson

Longest Drive:

Kathy Freer
Todd Gentry

Quick Links

[IREM SF Website](#)
[IREM National](#)
[Friends of IREM](#)

[IREM TechHelpline](#)

A free computer hardware/software support service for members of IREM.

[CBPA Sacramento Update](#)

California Business Properties Association represents IREM SF and other organizations and businesses in Sacramento. To follow what is happening at the State legislature, subscribe to the free weekly E-Mail Newsletter using the link above.

Director and the Chapter Board of Directors to insure that the site's design and functionality reflects the image as a vibrant, innovative force in the real estate community. "We wanted to create a comprehensive communication tool that had a unique look, but at the same time had navigational functionality that would be familiar to web users," Houser commented. "We will continue to work with DZap, our professional design company, to enhance the site's features."

next year's Communications Committee will address the development of a local jobs bank and the addition of more local properties and landmarks in the site graphics. Members are invited to submit photographs of their properties or their communities for inclusion.

Photo submissions and contact information changes may be emailed to info@iremsf.org.

Check out the web site at www.iremsf.org.

Developer/Author Donahue Peebles To Address Friday's Diversity Luncheon

The country's largest African American real estate developer, with a \$4-billion portfolio of luxury hotels, high-rise residential and Class A commercial properties will speak at the annual IREM SF Diversity Luncheon meeting Friday, Oct. 12 at the Bankers Club in San Francisco.

The 47 year old Peebles has been featured in The New York Times, The Washington Post, Forbes, The Wall Street Journal, Black Enterprise, Ebony and Inc., because of his successful real estate projects. He has also been profiled on CNBC, CNN Financial Network, ABC News Network, and has been a guest on the nationally syndicated "Tom Joyner Morning Show" radio program.

[To register on-line, click here.](#)



Chris Donohoe elected to head IREM SF in 2009

Christopher Donohoe, CPM, Vice President of Operations for Brandywine Realty Trust's Northern California Region, has been elected President-Elect of the San Francisco Bay Area Chapter. He will succeed 2008 President James Kilroy who was elected last year.

Donohoe's accountabilities include 29 properties and 44 staff members in Oakland, Concord, Santa Clara, Sacramento, Santa Rosa, Sausalito, and Roseville. He directs activities for assets owned by Brandywine Realty Trust as well as those the company manages for the benefit of third-party owners.



His 21-year career includes positions with the industry's most respected owners - Equity Office Properties, Aetna Life Insurance Company, William Wilson & Associates and PM Realty Group. Donohoe joined Prentiss Properties in 2003 and has earned a reputation for staff development, creative action, customer service excellence, and the successful integration of new acquisitions. In 2006, Prentiss Properties merged with Brandywine Realty Trust and he has successfully overseen the region's operations integration into the new Brandywine Realty Trust.

Donohoe has served as Chapter Treasurer, Membership Chairperson and Director. He is a Certified Commercial Investment Manager candidate and holds a California Real Estate License. Donohoe earned a BA degree in Business Administration with a concentration on Real Estate and Land Use from California State University, Sacramento. His professional affiliations include IREM, BOMA & CCIM.

Also elected to 2008 Chapter leadership positions were:

VP Finance: Joel Hirgoyen, CPM

VP Programs: Margo Foster, CPM

VP Education: Steve McDonald, CPM

VP Membership: Dan Stuber, CPM

VP Communications: Marc Tumlinson, ARM

Directors:

Chet Fitzell, CPM

Rob Ross, ARM, CPM

David Tripp, CPM

Karen Ghaffari, ARM, CPM

The new officers and directors will be sworn into office at the Chapter's Holiday Luncheon on December 21 at the Bankers Club in San Francisco.

Member Profile

Tim DeGoosh, CPM

What do you do at your job?

Provide asset management services for a portfolio of office and industrial properties for clients such as JP Morgan, CalPERS and Northwestern Mutual Life.



What do you like most?

Helping clients achieve their investment goals while providing high quality facilities to our tenants that enable them to operate their businesses safely, efficiently and profitably.

What do you like least?

The paperwork can be tiresome.

What do you consider your finest accomplishment?

Mentoring people that have worked with me and seeing them become accomplished professionals who have advanced in their careers.

What do you do in your free time?

I enjoy golfing and swimming when the weather is nice, skiing in the winter and spending time in Calistoga whenever possible.

ADA Compliance for Apartment Communities

By Craig D. McMahon, Esq.
Kimball, Tirey & St. John LLP



WHAT IS THE "ADA"?

The Americans with Disabilities Act of 1990 ("ADA") was enacted to give persons with disabilities civil rights protections or equal access in employment, transportation, and "full and equal enjoyment of goods, services, facilities, privileges, advantages, or accommodations of any place of public accommodation by any person who owns, leases (or leases to), or operates a place of public accommodation." It became effective on January 26, 1992.

The ADA has sections covering governmental entities, employment and public accommodations. The portion that pertains to privately owned real estate is found in Title III.^[1]

In 1993, California adopted most of the provisions of the ADA which are covered primarily in the Unruh Civil Rights Act (Civil Code §§ 51, 54.1). Title 24 of the California Code of Regulations implements the California disability access laws.

The net result of this is that we have federal laws that require compliance in terms of the removal of barriers to access and, in California, we also have state laws that require compliance and barrier removal. When the two are in conflict over a barrier to access, the law which provides the greatest access should generally be given preference. Though the ADA is federal law, when people discuss issues of compliance with the "ADA" it is commonly used as a general reference term encompassing compliance requirements under both federal and state law.

[To read more, click here.](#)

[Forward email](#)

✉ **SafeUnsubscribe**®

This email was sent to info@iremsf.org, by info@iremsf.org
[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe](#)™ | [Privacy Policy](#).

Email Marketing by

