

# I-95 Business Parks Management's PWC Quarterly Update

I-95 Business Parks Management - 703/690-7234

## Special Interest Articles:

- Winter Weather?
- Temporary Guests
- Tenant Spotlight: Community Concepts
- Gunston Commerce Center Smoking Policy
- A Touch of Humor

## Questions?

703-690-7234

[www.i95businessparks.com](http://www.i95businessparks.com)

## Winter Weather...?

According to The Old Farmer's Almanac for this Winter season:

"Winter will be drier than normal, with near-normal temperatures but above-normal snowfall."

(<http://www.almanac.com/w/ather/longrange/region/us/2>)

As Property Managers, we certainly are not looking forward to "above-normal snowfall" – but we do know the weather can be unpredictable at times and our facilities crew is well prepared and ready for whatever may come this winter.

Even though we will be doing all that we can to ensure the safety of our tenants and their clients, there are ways that you can help, as well.

Here are a few steps that you can take to help us help your staff be safe and secure when ice and snow come.

### Sand and Salt

**1) About the Sand Buckets - a little self help goes a long way.** With regard to the entrances of

the buildings, most of our Tenant leases provide that the Tenant is responsible for clearing snow from the entrances and sidewalks contiguous to their space. It is impossible for our maintenance crews to be everywhere at once.

As Landlord, we only ask you to take prudent action to maintain a safe condition for your employees and customers until our crews can get to your door.

To this end, we have placed a sand bucket at your front door with a scoop, as we did last year. We want to have these buckets in place for the convenience of our crews and employees so that we can spot treat icy sidewalks more quickly. We also want you to feel free to grab a scoop and spread a little sand on icy patches if our crews are overwhelmed. This is a convenience for the safety of you and your employees. Be generous with the sand. We can always get more!

**2) About Salt** - We try to use salt somewhat sparingly on the concrete and asphalt because it is so

corrosive. However, there are several locations that don't get a lot of sun where we are required to use more. We also use more salt if the temperature gets down in the low 20's or teens. After a major snowfall, we ask the MVLE crews to come by and sweep the salt left behind when the sidewalks dry to try to limit the damage to the concrete and shrubbery.

All that being said, if you see a spot that needs attention, please contact us via our facilities service email address, [i95bpm-service@i95bpm.com](mailto:i95bpm-service@i95bpm.com), and let us know where the problem is and we will send the crew over.

## Temporary Guests

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*It's not who you are that holds you back, it's who you think you're not.*  
~Author Unknown

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*Parents often talk about the younger generation as if they didn't have anything to do with it.*  
~Haim Ginott

### Toys For Tots

Toys for Tots will be setting up their collection center at Prince William Commons, once again this year.

They will set up shop at 3310 Noble Pond Way, Suite 106, Woodbridge, VA 22193 through January 2012.

If you would like to donate toys or donate your time, please contact Staff Sergeant Oscar Villegas on 571-285-5687.

For more information on Toys For Tots – please go to their website:

<http://quantico-va.toysfortots.org/local-coordinator-sites/lco-sites/default.asp>

### Salvation Army

Salvation Army will also be coming back to Prince William Commons for the season.

They will be located at 14000 Crown Court, Suite

105, Woodbridge, VA 22193 through January 2012.

For more information regarding donations or to volunteer, please contact Major Hilda Chadwick on 703-580-8991.

For more information on the Salvation Army – please go to their website:

[http://www.salvationarmyusa.org/usn/www\\_usn\\_2.nsf/vw-local/Home#](http://www.salvationarmyusa.org/usn/www_usn_2.nsf/vw-local/Home#)

## Tenant Spotlight: Community Concepts, Inc.

Founded in 2008 and based out of Woodbridge, VA, we are Community Concepts, Inc.; a company that provides (Department of Behavioral Health and Disability Services) licensed residential and day support services to persons with intellectual disabilities.

Our organization's leadership team possesses more than 55 years of combined experience working with people with intellectual disabilities and collaborating with the community service boards of Prince William, Loudoun, and Rappahannock-Rapidan communities.

With residential and day support programs located

primarily in Prince William, we are excitedly in the process of expanding to Loudoun and Fairfax counties.

We, at Community Concepts, envision independent, robust lifestyles that are tailored to each person's needs, preferences, and desires.

As we pursue these goals and adhere to our core values, we envision communities where persons with intellectual disabilities can thrive.

It is our mission to empower the people we support to broaden their horizons and embrace new dreams.

For more information regarding Community Concepts, please visit our website:

[www.comconinc.net](http://www.comconinc.net)

\*\*Community Concepts provides Adult CPR training to our employees on a monthly basis. For a limited time, we will extend this offer to I-95 Business Parks Management Staff and their Tenants, FREE of charge (Adult CPR costs \$70.00 per person), as long as there is space available in the class.

Please see our website for contact information.

## Prince William Commons Smoking Policy

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*Our most basic instinct is not for survival but for family. Most of us would give our own life for the survival of a family member, yet we lead our daily life too often as if we take our family for granted.*  
~Paul Pearshall

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*Fate often puts all the material for happiness and prosperity into a man's hands just to see how miserable he can make himself with them.*  
~Don Marquis

It has been noted recently that there is an increase of cigarette butts being discarded on the grounds/parking lots around the buildings.

Prince William Commons has an established smoking policy that applies to all Tenants in the Park.

Everyone's cooperation in keeping the property neat, clean and free of cigarette butts is greatly appreciated.

Whereas smoking is not

encouraged, it is not prohibited on the property. The following is a reminder of Landlord/Management smoking policy:

1. There is to be no smoking in any building, at any time.
2. There is no smoking within 25 feet of all common area entrance doors.
3. There is no smoking around gas meters or gas pipes.

4. It is the responsibility of each individual smoker to properly dispose of cigarette butts.

5. Cigarette butts are not to be discarded on the property parking lots, grounds, mulch, etc.

6. Cigarette butts are not to be thrown down elevator shafts or placed in restroom trash cans.

## A Touch of Humor

We don't often pass along internet humor, but here is one list that made us chuckle.

For those who love the philosophy of ambiguity, as well as the idiosyncrasies of English:

1. Atheism is a non-prophet organization.
  2. If man evolved from monkeys and apes, why do we still have monkeys and apes?
  3. I went to a bookstore and asked the saleswoman, "Where's the Self-Help Section?" She said if she told me, it would defeat the purpose.
  4. What if there were no Hypothetical Questions?
  5. If a deaf child signs swear words, does his mother wash his hands with soap?
  6. If someone with multiple personalities threatens to kill himself, is it considered a hostage situation?
  7. Is there another word for synonym?
  8. What do you do when you see an endangered animal eating an endangered plant?
  9. If a parsley farmer is sued, can they garnish his wages?
  10. Would a fly without wings be called a walk?
  11. Why do they lock gas station bathrooms? Are they afraid someone will break-in and clean them?
  12. If a turtle doesn't have a shell, is he homeless or naked?
  13. Can vegetarians eat animal crackers?
  14. Why do they put Braille on the drive-through bank machines?
  15. How do they get deer to cross the road only at those yellow road signs?
  16. What was the best thing before sliced bread?
  17. One nice thing about egotists: They don't talk about other people.
  18. Does the Little Mermaid wear an algebra?
  19. How is it possible to have a Civil War?
  20. If one synchronized swimmer drowns, do the rest drown too?
  21. If you try to fail, and succeed, which have you done?
  22. Whose cruel idea was it for the word 'Lisp' to have 'S' in it?
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