



# MANAGEMENT TIMES

## NEW COMMERCE BANK - WATERFRONT

Weigand-Omega Management, Inc. began managing the new Commerce Bank building located at 1551 Waterfront Parkway on April 1<sup>st</sup>. The building was built by Dondlinger Construction at a cost of \$25 million dollars and the five story building is 152,000 square feet. It is fully occupied with the exception of a 2,400 square feet of space located on the first floor. The major tenants in the building include Commerce Bank who occupies 36,300 square feet, Foulston Seifken who occupies 54,821 square feet, BKD, LLP who occupies 15,598 square feet, Total Entertainment who occupies 6,406 square feet and CMX Oil who occupies 1,128 square feet. The Commerce Bank building has the state of the art HVAC system and lighting control systems that are operated by computers.



Weigand-Omega  
Commercial  
Maintenance Staff



## BRADLEY FAIR

- Wichita's premier Lifestyle Center
- 260,000 sq. ft. center
- Approximately 50 stores and restaurants
- Beautiful open-air plaza area featuring year round fountains and waterfalls, a lake, and host to our summer Jazz concert series and community events
- Bradley Fair is a part of the 320 acre Wilson Estates master planned community, which includes over 300,000 sq. ft. of general office and medical space and 200 homes ranging from \$400,000 to over \$2.5 million.



### BRADLEY FAIR SUMMER CONCERTS ON THE PLAZA

**Friday, June 10**

Liny Nance & The Network

**Friday, June 17**

Cool Blue with Ben Kinkaid

**Friday, June 24**

Denny Jiosa

**Friday July 1**

Celebrate America Fireworks & Johnny Rawls

**Friday July 8**

Grady Nichols

**Friday July 15**

BKS featuring Miss Baby Lee

**Friday July 22**

Joseph Vincelli

**Friday, July 29**

Angel Hagenback

## SAFETY AWARDS

Five safety awards were awarded in April, May and June.

Two staff members received safety awards for the month of April. Ken Kutz of Huntington Place received his three year safety jacket and Lloyd Long of Stratford West received his nine year manifold refrigeration gauge.

One staff member received a safety award for the month of May. Ed Green of Huntington

Park received his two year leatherman tool.

Two staff members received safety awards for the month of June. Bill Herriage of Maple Gardens and Dave Cantrell from WOM Commercial maintenance received their 5 year Dremel tool.

Congratulations to all of you. We appreciate all your hard work!

## SAFETY MANUAL SPOTLIGHT

### LOCKOUT/TAGOUT PROCEDURES

All authorized employees (those performing maintenance and responsible for lockout/tagout) and affected employees (those who normally operate the equipment being serviced) must follow the procedures in this plan. All other employees must be able to recognize lockout/tagout devices and understand the intent of the device. Our objective is a ZERO energy state prior to engaging in repairs of electrical equipment. Employees shall implement an orderly shutdown of machinery to avoid any additional or increased hazards resulting from equipment stoppage.

The following is a list of steps to be used during shutdown.

#### A. PREPARING FOR SHUTDOWN

1. Identify the types of energy and sources
2. Notify all affected employees (and any occupants) of the intent to service the equipment

#### B. SHUTTING DOWN THE EQUIPMENT

1. Turn off the equipment
2. Deactivate the energy
3. Release all the stored or residual energy
4. Attach the lockout/tagout devices
5. Verify the equipment is secure and deactivated with a voltage meter

#### C. PREPARING TO RETURN THE EQUIPMENT TO SERVICE

1. Remove all tools from the equipment
2. Inspect the controls to verify they are in the "off" position
3. Remove all lockout/tagout devices
4. Re-energize the equipment
5. Notify the affected employees (and any occupants) when the equipment is back in service.

**U-STOR SPOTLIGHT**

**U-STOR CALIFORNIA MANAGERS**

Brad and Mary York are both native Texans and joined Weigand-Omega in October of 2004 at a Cornerstone property in Dallas, TX. They left us for a short time and recently returned at the end of May 2005 and are currently managing U-Stor California. Brad is a Vietnam Veteran and also a member of the Choctaw Nation of Oklahoma. They met while attending college and have been married for 27 years. Brad spent 30 years in software development and Mary worked mainly in accounting. They have been in the storage industry since 2002.

They have 2 children -- a daughter, Kathryn, who is 24 years old, and a son, Michael who is 20 years old. Kathryn has given Brad and Mary 3 wonderful grandchildren Zain 7, Megan 3, and Derek who is 8 months. Their son Michael



currently resides in Branson, MO where he works as a magician's assistant and exotic animal trainer.

Brad and Mary said, "Our dreams in life are of course to have our grandbabies closer, to round out our years working with and for the best people in this industry, and to see our son realize his dream which is some day to perform his own big illusions on stage".

**U-STOR WESTPORT MANAGERS**



Ron Cypert and Sue Noone are from Tulsa, OK and joined Weigand-Omega in November, 2004 at a Cornerstone property in New Orleans, LA. In January, 2005 they transferred to U-Stor California and are now currently at U-Stor Westport in Topeka, KS.

Ron has worked in industrial maintenance for the past 20 years working in a supervisory capacity for the Girl Scouts of Magic Empire, Georgia Pacific and mini-storage.

Sue has worked in real estate for the past 20 years including residential, commercial, non-profit and mini-storage. She served as Property Director for the Girl Scouts of Magic Empire and is a graduate of Oklahoma State University.

Their hobbies include their work, grandchildren and their cabin on Ft. Gibson Lake.

**TOPEKA RELIEF MANAGER**

Hugh Hannagan retired from banking on December 31, 2004 after 43 yrs. His wife Sharon is still an officer with a Topeka bank. Hugh has three grown children and two grandchildren. Hugh is an avid Nascar fan and plays softball every Monday night.



**EMPLOYEES ON THE MOVE**



Ginger Johnson will be retiring from the company at the end of June. Ginger has had an outstanding career at Weigand-Omega and has been with the company for 13 good years since April 1st, 1992. Ginger was promoted to the DM position in 1994 from the Residential Manager's position at Applewood at The Coves in Kansas City where she started with

the company. Ginger will be sorely missed by all here at the office and by all her staff members as well, but we will still be able to visit her on her Blackberry Heaven farm during the picking season.



We are very pleased to announce Brandy Alcorn has been selected and will be taking over

Ginger's position as District Residential Manager upon her retirement. Brandy has been a dedicated and driven employee since she started leasing part-time on the weekends in 1994. Since then, Brandy has been an Assistant Manager at Twin Rivers, the Manager of Stonebrook and Maple Ridge. Congratulations Brandy!

Weigand-Omega Management, Inc. was founded in July of 1976 as Omega Management, Inc. In August of 1987, Omega Management changed its name to Weigand-Omega Management, Inc. to better reflect the relationship that exists with J.P. Weigand & Sons, Inc., an old line nationally respected brokerage firm. Weigand-Omega currently manages approximately 4,300 apartments and condominiums as well as 2,903,000 square feet of office, retail and warehouse space, 5 homeowners associations and 5,000 storage units.



**Mission Statement:** Our mission at Weigand-Omega Management, Inc. is to establish and maintain a mutually beneficial relationship with each client we serve; to manage each property to provide maximum long-term performance for the owner and maximum value for the tenant(s); and to conduct our business with integrity — as individuals and as a company — in a manner that commands the trust and respect of our owners, our tenants, our employees, our vendors and our peers.

**NEW EMPLOYEES 3/7/05 THRU 6/2/2005**

**APARTMENT COMMUNITIES**

**COMMERCIAL**

**U-STORS**

**Applewood**

Jessica Wade

**Blackbob**

Monique Spotwood

**Leasing Consultant**

Christina Havice

**Four Seasons**

Wade Ploussard

**Lodge West**

Christ Kahe

**Maple Ridge**

Robert Havens

Darrin Williams

**Prairie Glen**

Eugene Johannes

Levi Huncovsky

**Raintree**

Miriah Frost

**Santa Fe**

Debra Burnside

**Stratford East**

Heather Bachman

**Summit Woods**

Garry Zunbelinan

Susan Evans

**Twin Rivers**

Jana O'Bryan

**Villa West**

Ricky Middleton

Binh Le

Louis Blunt

**Beltline II**

Betty Swaim

Kevin Swaim

**California**

Brad York

Mary York

Hugh Hannagan

**Cherry Hill**

Victoria Duncan

**El Paso Dos**

Amador Cedeno Jr.

Joanna Cedeno

**Gessner**

Lisa Brown

**Westport**

Hugh Hannagan