



Issue Date:  
February 17, 2012



## COMMUNITY E-NEWSLETTER Winter Edition 2012

### *Did you know?*

#### Inside This Issue:

[Did You Know?](#)

[2012 Tenant Event Schedule](#)

[Watt Plaza Wins Building of The Year](#)

[Making Wishes Come True](#)

[Joe's Pet Corner](#)

[Employee Spotlight:  
Daniel Rivas](#)

[Building Management Staff](#)

[Concierge Service](#)

[February Cleaning Special](#)

[Tenant Handbook](#)

[1st Century Bank](#)

[Chase Bank](#)

[Mystic Flowers & Gardens](#)

[FixCarNow](#)

[Systematic Office Supply](#)

[Earthshare.org Winter Tips](#)

**Did you know that Watt Plaza has an Electric GEM Car available for drop-off and pick-up at the Westfield Shopping Center? Simply call the Parking Office at (310) 789-2178 or stop by between the hours of 8:00 a.m. - 6:00 p.m., Monday through Friday to schedule a drop-off/pick-up! Also the Electric GEM Car is available to escort you to your vehicle in the parking structure.**



**Did you know that Watt Plaza offers a VIP Valet Member Service? Simply call the Parking Office at (310) 789-2178 or stop by between the hours of 8:00 a.m. - 6:00 p.m., Monday through Friday to inquire about this service.**

[Button Up Your Home](#)  
[Cabin Fever?](#)  
[Keep Warm This](#)  
[Winter](#)  
[Windows & Energy](#)

## Community Links

[Century City CC](#)  
[Century City News](#)  
[Century City BID](#)  
[LA Business Journal](#)  
[LA DOT](#)  
[LA Metro](#)  
[U.S. Green Building Council](#)  
[Tenant E-Handbook](#)  
[Westside Subway Extension](#)

## Joe's Pet Corner Links

[VetInfo.com](#)  
[Cat World](#)  
[Vet Recommendation](#)  
[Lange Foundation - Pet Adoption](#)  
[Pet Accessories](#)

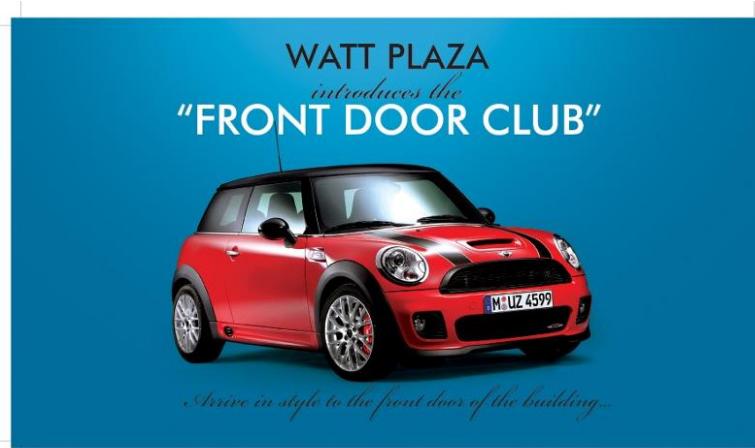
## Watt Plaza Retail Tenants

Mystic Flowers & Gardens  
1875/Suite A-1  
(310) 284-3417

Trimana Restaurant  
1875/Suite A  
(310) 772-0726

1st Century Bank  
1875/Suite D  
(310) 270-9500

Creator Hair Salon



**Did you know that the Watt Plaza Parking Garage offers Bicycle Racks & Bicycle Lockers? Bicycle Racks are available free of charge in a convenient area of the parking lot. Bicycle lockers are also available for a nominal fee. Simply stop by or call the Parking Office at (310) 789-2178.**



**Did you know that the Watt Plaza Parking Garage has a Battery Booster/Air Compressor available for use during operating hours? Simply stop by or call the Parking Office at (310) 789-2178 to request assistance.**

1875/Suite J  
(310) 553-2992

Starbucks Coffee  
1875/Suite K  
(310) 553-8226

Systematic Office Supply  
1925/Suite C  
(310) 277-0040

Trimana Express  
1925/Suite E  
(310) 553-5445

Noble Cleaners  
1925/Suite F  
(310) 552-3377

TacoLimon  
1925/Suite G  
(310) 286-0464

Chase  
1925/Suite H  
(310) 553-8840

Fedex Office Ship Center  
1925/Suite I  
(800) 238-5355

Century Park Detailing  
Parking Structure  
(310) 552-0652

FixCarNow  
Parking Structure  
(888) 634-9227



## ***2012 Tenant Event Schedule***

Here is a quick look at our scheduled events this year!

### January

Winter Blood Drive: UCLA Blood & Platelet Center received 40 units of blood from our blood drive on 1/18! Thank you to everyone who donated in support of this wonderful cause!

### February

Valentine's Day Boutique & See's Candies Raffle: 2/14  
Daffodil Days (American Cancer Society): Ends 2/24

### March

Girl Scout's Cookie Booth: 3/2  
Free Quarterly E-waste Pick-up: 3/6  
Earth Hour: 3/30

### April

Earth Day Celebration: 4/20

### May

Mother's Day Boutiques: 5/4 & 5/11  
Corporate Book Fair: 5/10 & 5/11

### June

Free Quarterly E-waste Pick-up: 6/5  
Father's Day Boutiques: 6/8 & 6/15  
CPR Training Classes: 6/14

### July

Jeans For Life Campaign: Begins 7/1  
Earthquake Preparedness Presentation: 7/10  
IN-N-OUT Burger Event: 7/27

August  
Summer Blood Drive 8/8  
Jeans For Life Campaign: Ends 8/31

September  
Free Quarterly E-waste Pick-up: 9/4  
Fire Drill Orientations: 9/6  
9/11 Tribute: 9/11

October  
Annual Fire Drill  
Flu & Whooping Cough Vaccinations: 10/3 & 10/10  
Halloween (Treats/Music/Contests!): 10/31

December  
BOMA Toy/Food/Clothing Drive: Begins 12/1  
Free Quarterly E-waste Pick-up: 12/4  
Tenant Holiday Breakfast: 12/7  
Holiday Boutiques: 12/13, 12/14, 12/20, 12/21

Please lookout for memos on these events!



## **Watt Plaza Wins Building of the Year!**

As you may know, Watt Plaza was honored with the Outstanding Building of the Year Award (TOBY) on Thursday, October 27, 2011, held at the J.W. Marriott, Los Angeles at L.A. Live. The Outstanding Building of the Year Award is the most prestigious and comprehensive program of its kind in the commercial real estate industry. This award recognizes quality in office buildings and rewards excellence in office building management.

Upon completion and then acceptance by BOMA (Building Owners and Managers Association) of a detailed registration packet, the Building Staff began working diligently on the following TOBY Entry Requirements: Building Standards, Community Impact, Tenant Relations, Energy Conservation, Environmental, Regulatory and Sustainability, Emergency Preparedness/Security Standards and Training for Building Personnel.

TOBY Winners are recognized for excellence in office building management and operations in specific categories of building size and type. A team of 12 judges comprised of Property Managers, Building Owners, Contractors and Engineers toured various common areas, tenant suites, mechanical rooms, and even our "white" roofs after submission and acceptance of Watt's TOBY application for office building category 500,000 to 999,999 square feet. The tour was led by General Manager, Cameron Benson with members of the building staff presenting sections of the tour in conjunction with their level of expertise.

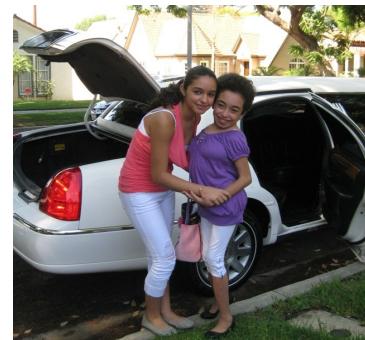
We want to take this opportunity to extend our appreciation to you, our tenants, for the professionalism and patience you have exhibited during several project improvements here at Watt Plaza. Watt Plaza is very grateful for your tenancy and will continually strive to enhance your working environment. Please click the link below to obtain additional details on the 2011 TOBY Awards:

[http://www.bomagla.org/displaycommon.cfm?  
an=1&subarticlenbr=1108](http://www.bomagla.org/displaycommon.cfm?an=1&subarticlenbr=1108)

*Watt Plaza is entering the TOBY Regional competition for the Pacific Southwest region which includes CA, NV, AZ and HI. There are many similar regions across the US and primarily Canada (sometimes London competes). Regional winners in each category are eligible to compete for the International award. Please wish us luck as we put our best foot forward in presenting our prestigious building to a broader audience for judgment!*

## Making Wishes Come True

Each year, Watt Plaza partners with Make-A-Wish Foundation® of Greater Los Angeles to support their Annual Walk for Wishes Event. The Walk for Wishes event helps to raise money to fund the countless wish requests from children with life-threatening medical conditions received by the Make-A-Wish Foundation® on an annual basis.



Each year, Watt Plaza with Greater Los Angeles Chapter to fund two "wishes" for children with life-threatening health conditions. This year we are sponsoring Meline P. & Cristian O.

Meline P. of Glendale, (pictured above in purple) is 15 years old and living with End Stage Renal Disease. Her wish was to go on a shopping spree and buy clothes, jewelry, bags, and an iPad! Cristian O. of Los Angeles is 5 years old and is stricken with

Cancer-Wilms' Tumor (Kidney). Her wish is to go to Disneyland and enjoy fun rides, shows and meet Mickey Mouse & Donald Duck!

Helping to bring joy to the lives of these children is an amazing opportunity. If you are interested in supporting the Make-a-Wish Foundation® in their noble cause please visit [wislha.org](http://wislha.org) to obtain more information.



A promotional poster for the Walk for Wishes event. The top half features a film strip background. On the left, the "walk for wishes" logo is displayed in large, colorful letters. Below the logo, the text "WALK THROUGH HOLLYWOOD HISTORY" is written. In the center, there is a collage of four small photos showing children with painted faces (zebra, tiger, and two others). To the right, a large white star contains the text "CLICK HERE TO REGISTER". The bottom right corner includes the date "SATURDAY APRIL 28, 2012", times "7:30 AM REGISTRATION/CHECK-IN OPENS" and "9:00 AM WALK STARTS", and the location "ON THE HISTORIC 20TH CENTURY FOX LOT 10201 W. PICO BLVD. LOS ANGELES, CA 90035". The FOX logo is at the bottom right, along with the website "WWW.WISHLA.ORG/WALK" and the phone number "(310) 788-9474 X104".



## *Joe's Pet Corner*

### February: Pet Dental Month

I recall writing an article some time ago regarding non-sedation dental cleaning. *Since February is Pet Dental Month*, I would like to share some information regarding an effective measure to help prevent your dog from experiencing periodontal disease(s), pain, tooth loss and potential life threatening heart, kidney, and liver disease.

According to various articles from the AVMA (American Veterinary Medical Association), oral disease is the most common dog clinical disease, and 85% of dogs over four years of age have dental problems! Cleaning your dog's teeth is extremely important because the mouth has an ample blood supply. If there is an infection in your dog's mouth, the blood can carry it throughout the body, and eventually settle in your dog's organs.

Except for the very few dogs that you may have seen on the television program, "America's Funniest Videos" that can talk or say a few words, a dog owner needs to make themselves aware of signs indicating your dog may need a teeth cleaning or dental treatment:

- \* bad breath
- \* visible tartar
- \* inflamed gums
- \* bleeding or receded gums (can be periodontal disease)
- \* sensitivity around the mouth
- \* lumps & bumps suggesting possible abscessed tooth or tumor
- \* damaged teeth
- \* pimples around the mouth
- \* sudden onset of drooling or bad breath
- \* not eating
- \* poor self-grooming
- \* incessant nose licking
- \* hesitancy to open or close their mouth all the way
- \* decreased chewing of toys
- \* pawing at the mouth
- \* facial rubbing
- \* sneezing
- \* one-sided nasal discharge
- \* favoring one side of the mouth when chewing
- \* teeth grinding or chattering
- \* reluctance to perform retrieves
- \* personality changes
- \* blood on chew toys or bones

Okay, now that I have hopefully gained your attention and for some, "scared" you into taking action, here are some answers to questions which may be of help:

**How do you brush your dog's teeth?**

Purchase an appropriate toothbrush. Please don't buy a child's toothbrush as this is usually too hard for dogs. The ideal toothbrush will have a long handle, an angled head to better fit the mouth, and extra soft bristles. A "finger toothbrush" that fits over the tip of your finger with little rubber nodules works well for dogs less than 30 pounds.

**What kind of toothpaste should you use?**

The best toothpastes are ones that contain enzymes which help control plaque. Avoid using toothpastes with baking soda, detergents, or salt. *Never use human toothpaste as it can irritate your dog's stomach and never use fluoride on a puppy six months or younger.* I purchase toothpaste for my dogs from my veterinarian as it contains enzymes and the correct amount of ingredients that I am assured can only benefit my dogs.

**What is the proper way of applying the toothpaste onto the brush?**

Rather than placing the toothpaste on top of the brush like we normally do for our use, incorporate the paste between the bristles; this allows the paste to be closer to the teeth and gums most of the time.

**How do I introduce the act of teeth brushing to my dog?**

As in most cases, a younger dog will accept the process more readily than an older dog, however most dogs will accept brushing if approached in a gentle manner. Here's what I can suggest: Coupled with patience, start slowly using a small washcloth or piece of gauze to wipe the teeth, front and back in the same manner as you would a toothbrush. Repeat this twice per day for two weeks and your dog should be familiar with the approach. After the two weeks, begin using the pet toothbrush as follows: take the pet toothbrush, soak it in warm water and start brushing, *without the toothpaste* for several days. When your dog accepts this brushing, add the pet toothpaste.

**What teeth do I start to brush first and how many brush strokes are necessary?**

Most attention should be given to the outside of the upper teeth. The toothbrush bristles should be placed at the gum margin (where the teeth and gums meet) at a 45 degree angle. First, move the toothbrush in an oval pattern. Be sure to gently place the bristle ends into the area around the base of the tooth as well as into the space between the teeth. Now start with a back and forth motion and after 10 repetitions in this area, move to a new location. You will probably be able to cover 3 to 4 teeth at a time.

**Where can I purchase oral care items for my dog?**

You can purchase most items at your local area pet store, however, one item I would recommend purchasing through your veterinarian is a Biotene Enzymatic Gel which can be applied after brushing your pet's teeth. The application is quick, easy and of all

the dogs I have groomed and/or cared for, I have never encountered one that didn't like the taste.

**Can you recommend a local vet that carries this enzymatic product?**

Most definitely, please call me at 310-789-2179 for further details.

**What items other than brushing can help avoid dental related problems?**

Introduce some hard kibble into your dogs diet if not already incorporated; hard kibble is better at keeping plaque from accumulating on the teeth. A veterinary dentist-approved food known as T/D made by Hill's, the Science Diet people is available through your veterinarian. Mechanical removal of plaque can be accomplished by using toys such as "Plaque Attacker" dental toys, rope toys, or rawhide chips. There are some dental chews on the market that are specifically designed to help control plaque and tartar buildup; look for those accepted by the (VOHC) Veterinary Oral Health council.

In conclusion, I hope you found this article useful; with the limited space available, my intention was to provide you with a general understanding that keeping your dog's teeth clean and brushed is a vital and necessary part of their overall health and well-being. Should you have any questions or if you experience difficulty finding dental related products, etc., please do not hesitate to contact me at 310-789-2179.

[jmarcinek@wattcompanies.com](mailto:jmarcinek@wattcompanies.com)

## *Employee Spotlight!*

Daniel Rivas, ABM Janitorial Supervisor, has been serving Watt Plaza for 3 years. Daniel has made such a positive impact on our janitorial team during his tenure here. He exemplifies the characteristics of a great leader. Under his expert leadership we have seen an extraordinary transformation in our janitorial staff that has raised the quality of janitorial service to an unprecedented level. He has literally made Watt Plaza "shine". As a result, we currently receive more compliments than complaints. He has improved employee morale and satisfaction. Through his exemplary performance and his expert management style. He has proactively implemented employee relations programs that encourage staff members to work as a team and focus on providing quality service. As a further testament to his inspirational leadership skills, in the midst of union issues he was able to keep the existing staff working without substitutions. This was a clear demonstration of the staff's loyalty and respect for his



approach. Ultimately, the success of a team comes down to the people who are a part of it; the whole is indeed the sum of its parts. Please join us in congratulating our team member Daniel on a job well done!

## BUILDING MANAGEMENT STAFF

Cameron Benson, General Manager  
Joseph Marcinek, Property Manager  
Sean Harvey, Assistant Property Manager  
Ruby Brown, Project Manager  
Donna Nathaniel, Senior Accountant  
Kathy McKay, Vice President-Leasing  
Jamie Bergantz, Director-Leasing  
Dana Ivey, Property Coordinator  
Mike Fregeau, Chief Engineer  
Pete Be, Assistant Chief Engineer  
Odilon Esckys-Boma, Security Director  
Antonio Martinez, Ampco Parking Manager  
Jasmine Rivera, Ampco Parking Assistant Manager  
Daniel Rivas, ABM Janitorial Supervisor  
John Manley, OTIS Elevator Engineer

Please feel free to contact Building Management Staff at (310) 789-2179.

## REMINDERS



### *Concierge Service*

Every "Wednesday" a representative from Recreation Connection is onsite in the Lobby Rotunda selling discounted tickets for various events and activities to Watt Plaza Tenants!

Please stop by and take advantage of these great offers!

To gain access to these same discounts every other day of the week, please go to [www.recreationconnection.com](http://www.recreationconnection.com), click "Members Enter Here" link, and then click the "Southern California" link. Great offers for Southern California theme parks will appear and tabs located to the left navigation bar are for movies, cruises, and plays & shows, just to name a few. Enjoy!

## February Cleaning Special!

Just as a reminder, Building Management and ABM Janitorial are offering a 10% discount on Carpet Cleaning. To be eligible for the discounted rate, all work must be scheduled through the Building Management Office. The first (3) customers to book service will receive (4) free movie tickets!

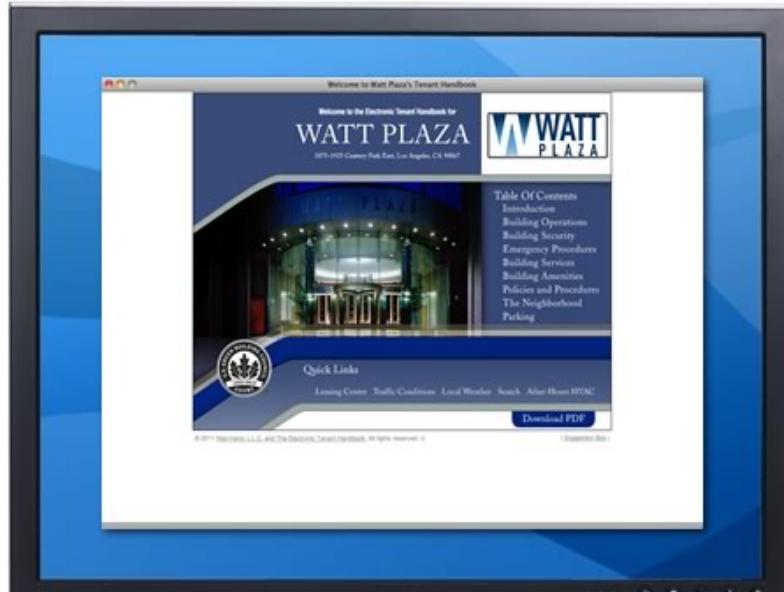
Please take advantage of the savings and contact the Building Management Office at 310-789-2179.



**Electronic Tenant® Solutions**  
AND  
**WATT PLAZA**

Are Proud to Announce the Electronic Tenant® Handbook Launch of

**WATT PLAZA**



The screenshot shows a computer monitor displaying the "Welcome to Watt Plaza's Tenant Handbook" page. The page features a large image of the Watt Plaza building at night. On the right side, there is a "Table Of Contents" sidebar with links to "Introduction", "Building Operations", "Building Security", "Emergency Procedures", "Building Services", "Building Amenities", "Policies and Procedures", "The Neighborhood", and "Parking". At the bottom of the page, there are "Quick Links" for "Living Costs", "Traffic Conditions", "Local Weather", "Search", "After-Hours HVAC", and a "Download PDF" button. A watermark for "Electronic Tenant Solutions" is visible in the top right corner of the monitor screen.



A 3D-style illustration of a hand with a dark sleeve pointing a white index finger at a red rectangular sign. The sign has the word "ENTER" in white capital letters. The sign is mounted on a silver computer keyboard. The background is a plain white surface.

[www.wattplaza.info](http://www.wattplaza.info)

**What is the Electronic Tenant® Handbook?**

Your Building's Electronic Tenant® Handbook is a comprehensive, web based-interactive tool, available 24-7-365 which provides access to on-line services for Watt Plaza.

This web based software customized for your property combines the traditional delivery of important building information with interactive tenant/management communication tools.



wattplaza.com

**Information Related to:**

- Emergency Procedures
- Fire & Life Safety
- Building Operations
- Building Amenities
- Building Security
- Policies & Procedures
- Your Neighborhood
- Sustainability

...all Customized for Your Building

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

## WATT PLAZA RETAILER ADS



1st Century Bank, one of the many premier retailers located here at Watt Plaza, understands the value of powerful relationships with their peer clientele. Recognizing that success always comes back to service, 1st Century Bank is committed to instant attention, supported by state-of-the-art technologies and flexibility whenever possible to accommodate the unique needs of each customer.

Headquartered here in Century City, they are conveniently located in the lobby of the 1875 Building near the entrance, and offer a wide array of services as well as creative and tailored solutions to meet all of your banking needs. Don't hesitate to stop by the 1st Century Bank Branch or Private Banking Center to speak to a representative.

You can also visit their website at [www.1cbank.com](http://www.1cbank.com) or call them at (310) 270-9500.

Welcome to 1st Century Bank, where the business of banking has never been more personal.



## ONE DAY ONLY, FEBRUARY 20, 2012

Get \$100 when you open a new Chase Total CheckingSM account\* and set up direct deposit.

Requires a \$100 deposit to be made when account is opened.

\*Restrictions Apply - Contact Branch for Complete Details

For more information, please contact Michael Banco, Chase Branch Manager, Century City Office at (310) 553-8840.

## Mystic Flowers & Gardens

Mystic Flowers & Gardens specializes in unique & elegant floral arrangements. They are a full service flower shop that delivers flowers locally and internationally. Plant maintenance programs and corporate accounts are available upon request and Mystic Flowers has many clients within the building. Everything can be arranged over the phone, please feel free to call them at (310) 284-3417 for additional details.



## FixCarNow

FixCarNow is a complete auto service provider located on level one of the parking structure. Their hours are 8:00 a.m. to 5:00 p.m. Monday through Friday. They offer oil change, safety & maintenance inspection, brake, tune-up, tire repair/replacement, transmission/coolant fluid change, smog check, battery, 30k/60k/90k tune-up services and more. FixCarNow can provide same day service with no appointment necessary.



Call (310) 558-9097 or visit [www.fixcarnow.com](http://www.fixcarnow.com) for more information.

Systematic Office Supply is a 4th generation family-owned and operated business with a main office and warehouse located in Downtown L.A. All our prices are at or below major superstore pricing plus we will meet or beat any local competitors advertised price!!

Come speak to Darren or Craig for extra special discounts on your bulk office supply needs. Also, stop by to find out how to get a free Starbucks or Trimana gift card!! Please checkout our website at [www.ordersos.com](http://www.ordersos.com).



## WATT PLAZA RETAILER COUPONS

\$10

Provide SOS with your last 2 months invoices from your current office supply vendor for your FREE NO OBLIGATION cost analysis. In return, you will receive a \$10.00 gift card to either Starbucks or Trimana. Let us show you how you can start saving money today.

\$10



### LOS ANGELES

Tel: (213) 626-8121 • Fax: (213) 626-6861

### CENTURY CITY

Tel: (310) 277-0040 • Fax: (310) 277-4714

\$10

## Gift Voucher

\$10



**Expires: 3/31/12**

## Discounted Prices

**Century Park Detailing** is featuring lower prices on detailing, stop by their office in the Parking Structure or give them a call at (310) 552-0652 for more information.

## 25% OFF

**Creator Hair Salon** is offering 25% off all services and artwork for all new Watt Plaza clients only. Creator Hair Salon is located on the lobby level of the 1875 Building, the entrance to the salon is located on the outside of the building. Please call Jacob Gabay at (310) 553-2992 for more information.

## 2 for 1 Special

**Noble Cleaners** is offering 2 items for the price of 1 on Dry Cleaning. Please note this special pertains to like items only, (e.g. 2 pairs of pants or 2 shirts, etc.) Noble Cleaners is located on the lobby level of the 1925 Building. Please stop by or call Noble Cleaners at (310) 552-3377 for more information.

OFFER EXPIRES: 3/17/12

The information provided in this newsletter is intended for educational and entertainment purposes only. Information provided in this newsletter is not a substitute for professional advice. Neither the writers of the articles nor the publisher of this newsletter are liable or responsible in any way for any advice or other information you obtain through this newsletter.

