



Columbus Square Herald

www.MyColumbusSquare.com

November 2011

THE HOLIDAYS ARE COMING . . .

You've probably noticed the holiday wreaths and banners have already been hung. It's just one way we're trying to make the center more attractive and festive during this peak selling period. The blacktop paving and concrete maintenance and repairs all over the center are now completed. Many bad and failing areas were cut out, repaved and resealed to the old pavement. This is an ongoing process at the center to extend the life of these huge parking lots, and make Columbus Square ready for all the holiday shoppers.

Take a few minutes to survey your store and make sure your products, service and presentations are all up to par. For many merchants, this season is very important to the success in their businesses for the year, and they know that their customers like to shop in a clean, bright and well-stocked store. Are you and your store ready to fulfill all your shoppers' needs and wishes? Now is the time for the preparation for the season.



. . . AND SO IS WINTER!

Two different companies will be used to plow the snow and salt the lot again in 2011-2012 at Columbus Square, improving the snow removal process. The center was divided into two parcels and each company will do one of the parcels (half the center). The on-site maintenance men will fill in where needed as always. We believe this change will allow for the snow and ice to get plowed and salted faster, as more snow plows will be on site sooner after each snowfall.

ALL snow removal contractors for Hadler Real Estate Management locations are to adhere to the following directions: **The contractor must always be vigilant and listen to various local weather forecasts and be prepared to mobilize to get the work done.**

If it snows between midnight and 5 AM:

- 1" or more - The drive lanes and entrances are all plowed and salted before the stores open.

- Special attention is to be given to the parking field in front of:
 - Stores that open very early;
 - Other stores with shopping carts;
 - Handicap parking spaces;
 - Delivery areas at the rear of Center should also be plowed and salted, but last.



If it snows during the daytime hours:

- The contractor plows the drive lanes and entrances, then salts. This may be the best that can be done during the day.
- The contractor returns at night to plow and salt the entire center.

During daytime icy conditions:

- The contractor salts the drive lanes and entrances.

Tenant Store Alterations

Many tenants call the Leasing Department in reference to making alterations within their given storeroom. We, as landlords, will almost always approve these alterations, especially since hopefully they will add to the tenant's success.

There are a few guidelines that need to be followed for alterations to your store, so it is absolutely necessary that we be alerted before the tenant proceeds to make any changes for the following reasons:

- They must be completed according to the local municipalities' building codes;
- Permits are usually required, and are the responsibility of the tenant;
- They must be non-structural in nature;
- Any roof penetration ALWAYS requires our approval because one small penetration could void a long-term roof warranty, and require that the roof warrantor's contractor perform the work;
- Any dumpsters, contractor parking, etc., must be coordinated with our property management department;
- Plans must be provided to us so that we have a clear understanding of what has been done in case a tenant vacates the premises.



Most of the items above really require a professional to accomplish, and **TransAmerica Building Company**, one of The Hadler Companies, is the official contractor for Columbus Square. They have over 49 years of experience and can handle every detail of your project. Call Brad Koniewich, vice president, at 614-457-8322 and ask for a meeting. He's sure to give you a very competitive estimate.

Property Management News

THE HEATING SEASON IS NOW HERE

Every tenant should have your own heating system checked by a licensed and reputable HVAC service company. Proper service of your equipment will save energy and extend the life of the equipment. The filters in your units need to be changed frequently to assure proper operation.

THE FLOWERS ARE DONE FOR ANOTHER SEASON

The late frosts have allowed the flowers to continue to bloom long after they would have normally died. Our on-site maintenance team is slowly removing them as the season ends.

LANDSCAPING

New landscaping has been installed along the building just west of Fiesta Jalisco, which will soon be the home of the new Comfort Dental® office. If you need any dental work, be sure to visit them!

Leasing News

Our Leasing department has been actively showing spaces at Columbus Square. If you know of anyone who is looking for store space, please have them call us at 614-545-6222.

DON'T FORGET TO VISIT MyColumbusSquare.com

mycolumbusquare.com is a useful tool for tenants and customers of Columbus Square offering an up-to-date store directory, leasing information, and storeroom availability.

Tenant Anniversaries

Columbus Square congratulates our tenants with business anniversaries in November:

- Anthony-Thomas Candy Shoppe - since 1980
- Fashion Bug - since 1986
- Sunoco - since 1990
- Fiesta Jalisco - since 2003
- Netask - since 2004
- Ohio Thrift Store - since 2004
- Grooming Viar - since 2007

Columbus Square is owned and managed by:



The official contractor for Columbus Square:

