



Columbus Square Herald

www.MyColumbusSquare.com

November 2009

THE HOLIDAYS ARE COMING ...

You've probably noticed the holiday banners and wreaths 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 landscaping looks very good, even for this late in the year, and the parking lot work is done, making 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!

The *Old Farmer's Almanac*® predicts "FRIGID to the bone" in December, while "Absolutely BRUTAL" is in store for the Midwest in January and February. If their prediction is correct, we better be ready to handle snow removal.

We have contracted with Davey Commercial Grounds Management for snow removal this year. The company was founded in 1880, and is the largest employee-owned company in Ohio. We expect great service from this well-established company.

Snow removal criteria for the parking lot is as follows:

- The contractor must always be vigilant and prepared to mobilize to maintain clear surfaces at Columbus Square.
- If it snows one inch or more between midnight and 5 AM, drive lanes and entrances are plowed and salted before stores open.

Special attention will be given to the parking field in front of 24-hour supermarkets, stores opening very early, stores with shopping carts, and handicapped parking spaces.

Delivery areas at the rear of shopping center also will be plowed and salted, but done last.

If it snows during daytime hours or icy conditions develop:

- Contractor plows drive lanes and entrances, then salts;
- Contractor returns at night to plow & salt entire center;
- Contractor salts drive lanes and entrances.

Sidewalk ice and snow removal is the individual responsibility of each tenant. Take some time to be sure your front door and sidewalks are free of ice and snow. Watch the areas around your rear doors to be sure a delivery person does not slip and get hurt.

Call Property Management at 614-457-6650 with questions.

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 the 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 47 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

PROPERTY TIP

Beat the cooler weather and get your store's windows washed now, before it gets too cold. You may also want to hose down your front sidewalk and take a look at the rear unloading areas.

REMINDER

The heating season is here! Each tenant should have their heating system checked by a licensed and reputable service company. Proper service to 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.

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

mycolumbussquare.com is a useful tool for tenants and customers of Columbus Square offering an up-to-date store directory, leasing information, and storeroom availability. Check out **In The News** for upcoming store openings and mall activities, and new and archived editions of the Columbus Square newsletter.

Tenant Anniversaries

Columbus Square congratulates our tenants with business anniversaries in November:

- Fashion Bug - since 1986
- Sunoco - since 1990
- Fiesta Jalisco - since 2003
- Netask - since 2004
- Cyphrus Cafe - since 2007
- Peluqueria dk Das II - since 2007
- Grooming Viar - since 2007

Columbus Square is owned and managed by:

The official contractor for Columbus Square

