

# Spring/Summer 2023 Newsletter



Image from Airport Tower's BOMA TOBY Tour

# Building Reminders

## Rent

Rent payments are due on or before the 1st day of each month. To avoid late fees, please mail your check to the lockbox at least five days prior to the due date.

### **Lockbox Address:**

OC Airport Owner, LLC  
PO Box 847110 Los Angeles, CA 90084-7110

## Trash Bins

Please note our bins are only to be used for disposing of daily trash and recycling items such as paper, plastic/glass bottles, cans, and broken down boxes (no E-waste items). Any office furniture (chairs, desks, file cabinets) or other bulky items will require for you to contact the management office for disposal options.

## Deliveries

All deliveries must be completed by 8:00 am or after 5:30 pm Monday - Friday. If you wish to move/deliver on Saturdays and Sundays, deliveries can be made at any time with our approval. All deliveries require at least a 24 hours notice in advance. If you will be using a delivery company, contact the management office for the required vendor insurance guidelines to be received prior to the delivery date. Please make arrangements with your delivery vendor to dispose of any large boxes.

## Insurance

Please be sure to submit your most up-to-date COI along with an Additional Insured Endorsement to the management office or email it to [airporttower@mullerco.com](mailto:airporttower@mullerco.com).

## Leasing Information

If you have an upcoming renewal and have any questions concerning renewing, please contact Suzi Mier (949) 460-5380 or [smier@mullerco.com](mailto:smier@mullerco.com).



# EARTH WEEK



April 17-21

April 17th ✨ 12PM-1PM

Stop by Gothic Landscape's booth in the courtyard to pick up your very own succulent and learn about how we make our landscape and greenery Earth friendly.

April 20th ✨ 11:30-12:30 PM

Join Allied Universal at their booth in the courtyard to receive a reusable microfiber cloth to help reduce paper waste!





# WONDERS OF BEESWAX

Honey bees are famous for their sweet honey, but there are more products from the hive to discover!



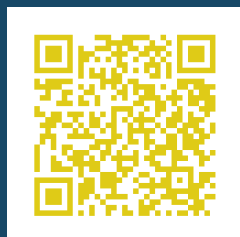
In this complimentary artisanal workshop we invite you to learn and experience the wonders of beeswax in a hands-on way and *make your own candles!*



Guided by our hive's beekeeper, you're sure to learn something new by participating in the centuries-old process of creating hand-crafted beeswax candles and learning the rich history of beeswax.

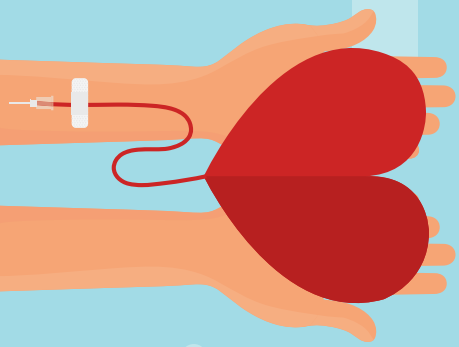


**WHERE:** The Hub Kitchen  
**WHEN:** Tuesday, May 9th 12pm-1 pm  
**RSVP:** [airporttower@mullerco.com](mailto:airporttower@mullerco.com)



**Scan for hive  
updates and to learn  
about our bees!**





# American Red Cross **BLOOD DRIVE**

## Event Information

Wednesday, May 24th, 2023  
9AM to 3:00 PM

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Airport Tower Conference Center, Lower Level  
18881 Von Karman  
Irvine CA 92612

## 3 Ways to Schedule your Donation Appointment:

- Scan the QR Code on the right
- Sign up on-line at [RedCrossBlood.org](https://RedCrossBlood.org) & use sponsor code: Muller
- Call the American Red Cross at 1-800-Red-Cross (1-800-733-2767).



**\*Photo ID Required to Donate**



# E-WASTE EVENT

Old-tech crowding the office? Stop by our E-Waste event and discard any unwanted e-material!

## *What Items can be E-cycled?*

Computers	Printers	Cell Phones	Radios
Monitors	Modems	Calculators	Shredders
Keyboards	Scanners	CDs & DVDs	Electronic
Disk Drives	Copy	Recorders	Components
Circuit	Machines	Stereo	Batteries
Boards	Fax	Systems	Microwaves
Routers	Machines	Television	Laptops
	Cables		

**Tuesday, June 6th**  
**1-3 PM**  
**Surface Lot**





Airport Tower  
presents

# THE WILD WEST ROUND-UP

Dust off your cowboy boots, grab your hat and join us for a rootin' tootin' good time at our annual summer bonanza!

Enjoy some frontier fun filled with cowboy cooking, activities and more!

***RSVP forms will be sent out in May.***

June 21st, 2023  
Time: 12-1:30 PM



# Staff Spotlight

## How long have you worked at Airport Tower and Allied Universal?

I've been at Airport Tower for 11 years and 12 years with Allied Universal.

## What do you like most about your job?

I would say my coworkers - we've all been here over 5 years and they have become like family to me. It really helps to have a good attitude at work when you are part of such a great team.

## What do you like most about the porter industry?

I like my job too because I feel seen, heard, and valued by my bosses and the tenants alike.

## What do you like to do when not at work?

I consume way too much TV and movies. I also like to play guitar. Usually I'm anticipating some upcoming concerts a few times a year.

## What's the last book you read?

I'm currently re-reading The Hunger Games trilogy that I was really into 10 years ago.

## What is your motto or personal mantra?

My personal mantra is *lead with love*.

## If you could have one superpower, what would it be?

I would love the superpowers of either Jean Grey or Wanda Maximoff.

## If you had to eat one meal every day for the rest of your life, what would it be?

I would eat al pastor tacos from my favorite taqueria. I never get sick of them.

## Who inspires you?

My mother is my biggest inspiration.



Carmen Ogle

**CONGRATULATIONS!**  
**MARCH MADNESS**  
**WINNER**





# Spring Cleaning CLOTHING DRIVE RESULTS

This year, BOMA's annual clothing drive was the biggest yet, with the most donations they've ever seen. In total, Laura's House received 2,736 bags of collected gently used clothing, shoes, handbags, and children's clothes! That equals about 14,320 pounds of donations collected over two weeks.



**Thank you** for working with us to help a great cause in partnership with Laura's House and BOMA OC. Your role in making this happen is recognized and greatly appreciated!



LAURA'S HOUSE



AIRPORT



TOWER

Our \$50 gift card to Press & Moka winner  
from last quarter is ...



Cheryl Madrid  
Suite 800

Please pick-up your gift card from the  
Management Office in Suite 400.

Want to be our next winner?



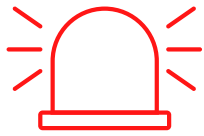
What is  
your favorite  
dessert?

Please email your response to  
[airporttower@mullerco.com](mailto:airporttower@mullerco.com)



## MANAGEMENT OFFICE

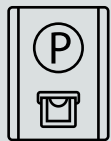
Suite 400  
949.460.5380



After Hours Emergency Service  
949.580.2053

## BUILDING SECURITY

949.254.7808



## PARKING SERVICES

949.833.0793

## SERVICE REQUESTS

[www.airport-tower.com](http://www.airport-tower.com)  
Select "Tenant Log In"



## PRESS & MOKA COFFEEHOUSE

[PressAndMoka.com](http://PressAndMoka.com)

## CAR WASH

Pronto Wash  
714.342.9621  
[prontowashirvine@gmail.com](mailto:prontowashirvine@gmail.com)



## MANAGEMENT & OPERATIONS TEAM

### Suzi Mier, CPM

SENIOR PROPERTY MANAGER  
[smier@mullerco.com](mailto:smier@mullerco.com)

### Kaitlyn Bell

ASSISTANT PROPERTY MANAGER  
[kbelle@mullerco.com](mailto:kbelle@mullerco.com)

### Matt Rombough

CHIEF BUILDING ENGINEER

### Andrew Wertman

SECURITY DIRECTOR  
[atowersecurity@mullerco.com](mailto:atowersecurity@mullerco.com)

### Tatiane Hampton

PARKING MANAGER  
[tatiane.hampton@abm.com](mailto:tatiane.hampton@abm.com)

### Carmen Ogle

DAYPORTER

## Suites Available

Airport Tower has office space available ranging from a 436 SF Executive Suite to a Full Floor totaling 14,551 SF  
For more information please give our office a call at (949) 460-5380 or visit us in Suite 400