

R.M. COCHRAN COMPANY, INC.

Newsletter - August 2012



NEWS & EVENTS



Recently, RM Cochran joined NEAHMA. The New England Affordable Housing Management Association was formed in 1989 to facilitate communication between management agents and local HUD and state housing finance agencies. Monthly membership meetings include a period devoted to training and education on current regulatory topics as well as current housing updates provided by agency representatives. Members have an on-going opportunity to attend NEAHMA sponsored educational

sessions relevant to affordable housing.



NEAHMA is a member of the National Affordable Housing Management Association. Founded in 1990, NAHMA is

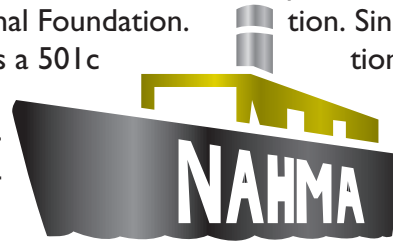
the nation's largest association for managers and owners of privately owned, government-assisted housing.

NEAHMA's membership consists of owners and management agents who represent over 50,000 units of affordable housing throughout New England complimented by a strong contingent of associate vendor members.

NAHMA BOSTON HARBOR CRUISE

Last June 26th, RM Cochran cruised on the Boston Harbor with other members and affiliate members in support of the NAHMA Educational Foundation. This organization is a 501c (3) dedicated to furthering the educational opportunities of residents living at an AHMA-member property. The NAHMA Educational Foundation annually grants educational scholarships to high school seniors and graduates, and adults holding a high school

diploma or GED who are pursuing higher education in a college, university, community college, trade/professional school or institution. Since 2007, the foundation has awarded \$190,000 in grants to 184 residents pursuing post-secondary education.

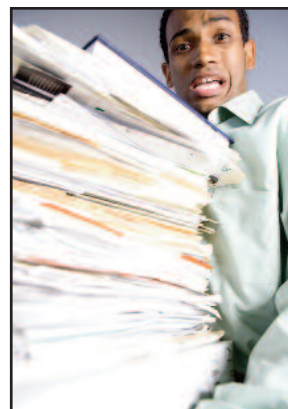


We were proud to be able to be a sponsor for an event like this that helps so many children to continue their education and to follow their dreams.

THE PAPERLESS OFFICE

"The paperless office is right around the corner" has been promoted for the past 10 years. Yet, seemingly, every email gets printed out and every powerpoint presentation gets duplicated for each and every attendee. There is a decline in print and the tools available are handy to say the least.

tics for email communications, and other revisioning practices are rarely settled before the software shows up.



However, for when those matters are settled, the good folks at property manager.com have some practical tips and provides cost savings metrics. Download their E-book from the following link.

The critical element missing from most plans for the elusive paperless office is in fact, the plan. Discussions about document retention policies, best prac-

http://info.appfolio.com/rs/appFolio/images/eBook_GoPaperless_AppFolio.pdf

RECENT PROJECTS

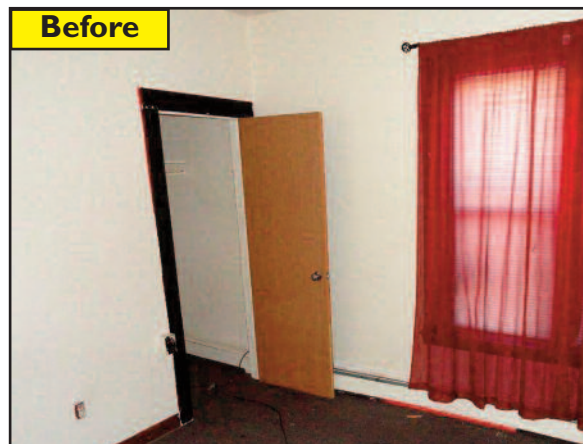
Delle Ave

15 & 17 Delle Ave, Roxbury, MA 02120

About Hallkeen Management:

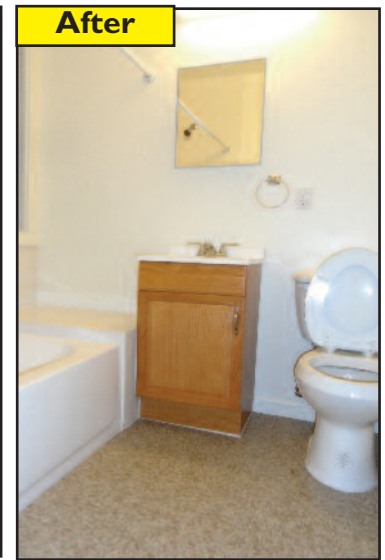
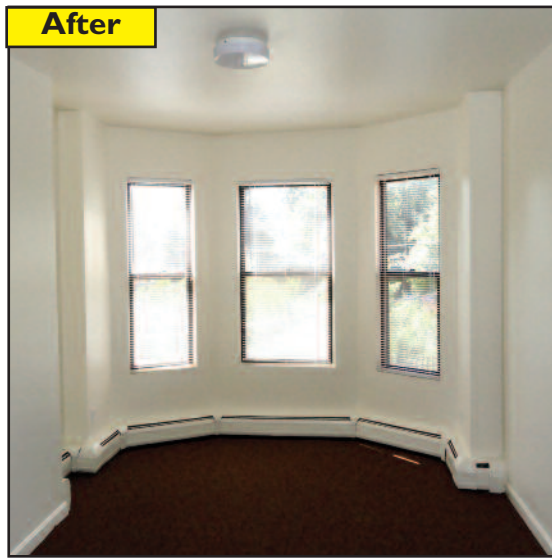
HallKeen is a diversified real estate company based in Norwood, Massachusetts. HallKeen's current portfolio includes more than 6,300 units of multi family residential housing in 109 partnerships, 339 units of assisted living residences in five partnerships, and approximately one million square feet of commercial space, inclusive of light industrial, office and biotech laboratory space.

HallKeen is staffed by a group of dedicated, experienced, and highly motivated individuals. There are 32 employees working at the central office in Norwood, and more than 475 employees working at the various sites. Andrew P. Burnes, President, guides and runs the day-to-day affairs of the company.



Project Highlights:

RM Cochran was hired to completely update both units. As always, the Hall-keen staff was a pleasure to work with and was as efficient and responsive as ever.



About RM Cochran Company

R.M. Cochran Company is a full service commercial contractor & property services firm serving the needs of **Commercial and Residential property management firms** throughout New England for more than a decade. This experience has given us an appreciation of the competing demands, deadlines and budget restrictions that you face.

R.M. Cochran Company is staffed with licensed and knowledgeable personnel that will be responsive to what you need. *We pride ourselves in maintaining critical industry certifications like Lead-Safe.* Our sole focus is assisting property managers in an efficient & affordable manner. With our comprehensive range of services, one convenient call gets the job done at a competitive price.

R.M. Cochran Company has earned its **reputation solely based on CUSTOMER SATISFACTION** through our quality workmanship, attention to detail and prompt service to our client base. As hundreds of our clients will tell you, we come highly recommended.



RM Cochran Company Inc. 10 Draper Street #33 Woburn MA 01801

SERVICES & CERTIFICATIONS

Masonry Restoration

Brick/Block repair or replacement, concrete patching, masonry pointing, epoxy injection and restoration cleaning.

Waterproofing

Controlled water testing and leak troubleshooting, roof leak repair, caulking repair or replacement (window sealants/control jointing), masonry clear coating and concrete deck coatings.

Concrete/Steel

Sidewalks, steps, walkways, ramps and railings (including ADA, interior/ exterior)

Glass Replacement

Installations & replacement of insulated, plate & storefront glass

Carpentry

Kitchens (ADA), doors (interior/ exterior: wood, steel & fire) and windows (new construction & replacement)

Build Out/ Interiors

Framing, sheetrock, plaster, paint, flooring (carpet, VCT, hardwood) acoustical ceiling and MEPs

Reasonable Accommodations & Worker Safety

Making facilities accessible for



the disabled (ADA grab bars & ramps), and the removal of physical barriers for the disabled. Fall Protection for your employees and vendors.

Fire Escape Inspections & Certificates

We also provide: Fire Escape Repairs and Replacements

Lead Safe Certification

EPA requires individuals conducting lead-based paint activities (abatement, inspection, and risk assessment) in target housing and child-occupied facilities to be trained and certified. Our staff is



accredited to ensure quality, and certified individuals must follow specific work practices ensuring that lead hazards are addressed.