

# IREM IN-LINE

Chapter 14

July 2005

The monthly newsletter of the Dallas Chapter of the Institute of Real Estate Management

I R E M

## On-Site

O P E N

IREM® wishes to thank these  
10th Annual On-Site Open Sponsors:

**SILVER SPONSORS:**  
Crescent Real Estate  
RReef Real Estate  
Investment Managers

**HOLE-IN-ONE SPONSORS:**  
Milestone Construction, Inc.  
Scott & Reid General Contractors, Inc.

**HOLE SPONSORS:**  
Brandt Service Company  
Carter & Burgess  
Chamberlin Dallas, Ltd.  
Holt Lunsford Commercial, Inc.  
Marvin F. Poer & Company  
Reliant Energy  
Restorx of Texas  
Superior Building Services  
ThyssenKrupp Elevator

**PUTTING CONTEST SPONSOR:**  
CleanPro, Inc.

**BRONZE SPONSORS:**  
The id Group  
RENCO Construction  
TRI-KES Wallcovering Source



## Mark Your Calendars!

### 10th Annual IREM® On-Site Open Golf Tournament

**Brookhaven Country Club  
Champion Course  
Monday, October 17**

*11:00 a.m. Shotgun Start • Box Lunch • Putting Contest  
Four Hole-in-One Opportunities • Four Contest Holes  
18 Holes of Premier Golf  
19th Hole Awards Party & Southwestern Buffet*

**Drawing Tickets, Sand Trap Insurance, Live Auction,  
Golfing with Celebrities and Mulligan proceeds benefit  
Scottish Rite Hospital for Children**

**Thanks "Fore" Your Support!**

**Sponsorship Opportunities** – see page 5.

**Player Registration** – see page 6.

**Questions** – contact Nancy Rials, Committee Chair, at 972-661-0375  
or the IREM® office at 214-368-2181.

**4**

CBS 11 Road Show

**5-6**

IREM® Golf

**8**

Home Town Heroes

**10-13**

Friends of IREM®



## President's Perspective

**W**ell, July is fast upon us, and I am receiving it with mixed emotions. Like most people, I suspect, I am unprepared for its arrival. First of all, it means the year is half over.

I don't feel like I have gotten a half year's worth of things done, but I know I have been busy for the first part of this year. It's time for summer events, although I haven't finished enjoying the spring just yet. Also, July is one of those months you associate with HOT; and it gets some kinda HOT in Dallas. The most discouraging thing, however, is that it's just a short time before most of us begin preparing budgets. Yes, the "B" word.

Don't be discouraged, though. July is that month which holds some of our fondest memories. Many of us take those vacations we remember as kids, but this time we are the parents spoiling all the fun. We may visit family or friends, or we may take that long car trip to the Grand Canyon or some other famous location. One thing is certain – we always seem to remember good times, and we wind up saying, "Remember that summer when..."

This is the month for baseball games, picnics and days at the swimming pool. It's hard to beat a glass of ice cold lemonade, unless it's ice cold lemonade and a hot dog. There are backyard barbecues, extra long

days and Fourth of July parades. Speaking of the Fourth of July, it has to be our most spectacular holiday. It's a day-long celebration with a fireworks show at the end, truly finishing with a bang.

Watching the fireworks is probably my most favorite thing to do in July. For the last couple of years, for some reason, my husband and I chose to do something other

than watch fireworks. I think the crowds scared us off. But not this year! We made big plans – we rented a hotel room where we could sit on a balcony and watch the fireworks, all while we enjoy our favorite beverage and, of course, a dessert for me. Not too exciting for most folks, but high adventure for us.

During the month of July we choose not to have an IREM® luncheon. We know everyone is busy with life, kids, vacations and, of course, celebrating our country's birthday. The rest of the year will be busy, so slow down and enjoy your July.



**Susan Nash, CPM®  
2005 President**

## IREM in the Kitchen

Cookbooks are on sale at the luncheons and seminars.

Please contact the IREM® office at 214-368-2181 if you would like a book.

The cost is \$20 each. If you would like it mailed to you, please add an additional \$3.95. They also make great gifts, so don't miss out!

## 2005 Executive Council

Susan Nash, CPM®  
*President*

Greg Wingate, CPM®  
*President-Elect*

Jack Gardner, CPM®  
*Vice President Finance*

Linda Jackson, CPM®  
*Immediate Past President*

Jim Seal, CPM®  
*Vice President Non-Dues*

Tessie Nolan, CPM®  
*Vice President Community Outreach*

Rich Elam, CPM®  
*Vice President Membership*

Helen Moise, CPM®  
*Vice President Special Projects*

Herb Ziev, CPM®  
*Vice President Education/Programs*

Clay R. Reed, ARM®  
*ARM® Liaison*

Nancy Byars, CPM®  
*Advisor*

Barry Gruebbel, CPM®  
*Advisor*

## IREM® in-line

"IREM® in-line" is published on a monthly basis by the Dallas Chapter of The Institute of Real Estate Management. "Publication of advertising or contributing articles should not be deemed as endorsement by IREM®. Reader comments are invited. All correspondence regarding this newsletter should be mailed to:

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Editor & Executive Director  
IREM® Dallas Chapter No. 14  
13601 Preston Road, Suite 715E  
Dallas, TX 75240  
214-368-2181  
www.irem-dallas.org  
khiett@irem-dallas.org

# Membership Mixer & Loft Tour



**Thursday, July 21**

**1514-1516 Commerce Street • 5:30 - 7:30 p.m.**

**In Historic Downtown Dallas at the  
Dallas Power & Light Building**

Sponsored by:



and



**Dallas Power & Light Building**

**Trigon Management**

**FREE TO CPMs, Candidates, ARMs and Associate Members**  
**Members may bring a guest at no extra charge**  
**(Please note: Open to Real Estate Professionals only)**

This is a chance to mix and mingle with Professionals in the Real Estate Industry.  
Come visit us for a Loft Tour at the newly renovated Dallas Power and Light Building.  
See the transformation of this old building which has been turned into the newest craze in living... lofts.

Happy Hour following the tour at *The Fuse* which is right on the property.

Parking is on a first-come, first-served basis.

**Congratulations to the recipient of the**

**June 2005**

**Answer The Call Award**

**linda Jackson, CPM®**

linda recently served on an IREM® Headquarters Focus Group which resulted in her opportunity to promote the Dallas Chapter for a *Journal of Property Management* article highlighting our Chapter.

linda answered questions and submitted pictures for publication with our Chapter's Spotlight article. Additionally, linda was asked to write an article for *JPM Top of the Hill* about our Chapter's participation in the Hill Visits over the last four years.



## IREM® Calendar

### No Luncheon in July

#### July 18-22

Track C

Spectrum Conference Center  
Addison, TX

#### August 9

Membership Luncheon

DoubleTree Hotel – North  
Dallas, TX

#### August 24

Seminar – *The Business of Energy  
Efficiency in Real Estate*

Presented & Sponsored by:  
**PoCo Energy and Honeywell**  
Spectrum Conference Center  
Addison, TX

#### September 13

Membership Luncheon  
DoubleTree Hotel – North  
Dallas, TX

#### September 15

TREC MCE Ethics  
10:30 - 1:30 (includes lunch)  
Spectrum Conference Center  
Addison, TX

#### September 19-24

Track D  
Spectrum Conference Center  
Addison, TX

#### September 29

TREC MCE Legal Update  
10:30 - 1:30 (includes lunch)  
Spectrum Conference Center  
Addison, TX



## Community Outreach

# Dallas Outreach Committee Joins CBS 11 Road Show

On May 27th KTVT 11 invited the Outreach Committee for **Bear the Burden** to participate in their **Road Show** at Grapevine Mills Mall. We had the best table for receiving donations, located right in front of where the 4PM, 5PM

and 6PM news was broadcast live. All the celebrities were there, and we received a lot of attention. We gained a lot of exposure for our Bear the Burden campaign. We even made the official CBS 11 website naming local drop locations for the bears.



(l to r) **Teresa Bristow, Claudia Emery, Randy Daniels** (of Buckner) and **Greg Wingate** talk to the public about the program.



CBS 11 Chief Meteorologist, **Kristine Kahane**, signs autographs for her fans.



CBS 11 News Anchors, **Tracy Rowlett** and **Karen Borta**, sign autographs for their fans.



Thank you to Communications Director, **Lori Conrad**, our friend and ally at CBS 11.

# 10th Annual On-Site Open Golf Tournament Sponsorship Opportunities

October 17, 2005 • Brookhaven Country Club • 11:00 a.m. Shotgun Start

**Bronze Sponsor – \$500 (10 available)**

**Includes:** Two (2) 19th Hole Party tickets, Newsletter recognition and Sponsor Signage.

**Putting Contest Sponsor – \$1,000 (1 available)**

**Includes:** Being on-site at the putting hole, four (4) 19th Hole Party tickets, Newsletter recognition and Sponsor Signage.

**Hole Sponsor – \$1,200 (10 available)**

**Includes:** Two (2) tournament playing spots and two (2) representatives on-site at T-box with each being provided a boxed lunch and 19th Hole Party ticket, Newsletter recognition, Sponsor Signage, Hole Signage, and Hole Sponsor listing in carts.

**Hole-In-One Sponsor – \$1,500 (4 available)**

**Includes:** Two (2) tournament playing spots and two (2) representatives on-site at T-box with each being provided a boxed lunch and 19th Hole Party ticket, Newsletter recognition, Sponsor Signage, Hole Signage, and Hole Sponsor listing in carts. *Hole-In-One Sponsor will have the option to present prize to the winner at the podium. Prize provided by Brookhaven.*

**Contest Hole Sponsor – \$1,750 (4 available)**

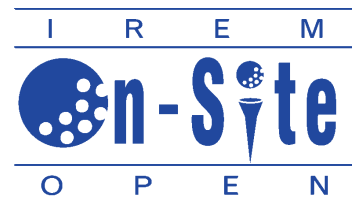
**Includes:** Two (2) tournament-playing spots and two (2) representatives on-site at T-box with each being provided a boxed lunch and 19th Hole Party ticket, Newsletter recognition, Sponsor Signage, Hole Signage, and Hole sponsor listing in carts. *Each Contest Hole is assigned a prize, which will be purchased on your behalf by the IREM® Golf Committee. Sponsor will have the option to present the gift to the winner at the podium.*

**Silver Sponsor – \$1,750 (5 available)**

**Includes:** Two (2) tournament-playing spots with each being provided a boxed lunch and 19th Hole Party ticket, Newsletter recognition and Sponsor signage.

**Gold Sponsor – \$2,000 (4 available)**

**Includes:** Three (3) tournament-playing spots with three (3) boxed lunches and five (5) 19th Hole Party tickets, Newsletter recognition and Sponsor signage. *Gold Sponsor may have two (2) representatives on-site to meet and greet players at the 19th Hole Party and may provide company information on tables at the party.*



**Platinum Sponsor – \$5,000 (1 available)**

**Includes:** Four (4) tournament-playing spots with six (6) boxed lunches and six (6) 19th Hole Party tickets, Newsletter recognition and Sponsor signage. *Platinum Sponsor will have the exclusive use of a golf cart, Sponsor Banner on the golf cart, and may have two (2) representatives on-site all day to meet players and distribute water (provided by IREM®).*

*All Sponsors have the option to purchase two additional 19th Hole Party Tickets at a cost of \$40.00 per ticket (limit 2 additional party tickets per Sponsor) and two additional player spots for Real Estate Professionals at a cost of \$140 per player (purchase of additional player spots does not apply to Bronze sponsorship).*

**NOTE: If you do not have a complete foursome, golfers will be paired. Each team will be paired with at least one (1) tournament sponsor.**

**Return the completed form along with payment and remit to IREM® Dallas Chapter: 13601 Preston Road, Suite 715E, Dallas, TX 75240. Or Fax to: 214-368-8366. Questions? 214-368-2181. Don't forget to check sponsorship selected.**

**Commitment:** Check Sponsorship selected above \$ \_\_\_\_\_ **Check Enclosed** \$ \_\_\_\_\_ **Credit Card** ( ) **Visa** ( ) **MasterCard** ( ) **AMEX** ( )

Company Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**(For Credit Card Payments, Billing Zip Code Required)**

Card #: \_\_\_\_\_ CC Zip Code: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Card Holder Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_



# Brookhaven Country Club Champion Course

Monday, October 17, 2005

Check-In Begins 10:00 a.m. • 11:00 a.m. Shotgun Start

## IREM® On-Site OPEN Player Registration

\$140 fee per player (One Registrant per Form) • Limited to Real Estate Professionals

Name: \_\_\_\_\_  CPM  Candidate  ARM  Associate  Other  
Job Title: \_\_\_\_\_ Company: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Golf Handicap: \_\_\_\_\_ (Registration will not be accepted unless handicap or average score is indicated.)

If no handicap, please circle range of average score:  125+  111-125  100-110  90-99  70-89

**PAYMENT FEE: \$140 per player (PAYMENT MUST ACCOMPANY REGISTRATION)**

### Charge to:

MC/VISA/AMEX #: \_\_\_\_\_ Expiration Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Total charged: \$ \_\_\_\_\_

Name on Card: \_\_\_\_\_ Signature (required): \_\_\_\_\_

Billing Address on card: \_\_\_\_\_ Zip: \_\_\_\_\_

**Check enclosed** in the amount of: \$ \_\_\_\_\_ (Made payable to IREM Dallas Chapter)

**Note: Soft Spikes and collar golf shirts are required.**

**Fax Completed Registration Form with Credit Card Payment to: 214-368-8366 OR**

**Mail Completed Registration Form with Payment to: IREM Dallas Chapter, 13601 Preston Road, Suite 715E, Dallas, TX 75240**

**Questions? 214-368-2181**

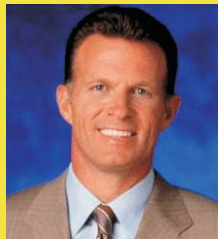
**OPEN TO REAL ESTATE PROFESSIONALS**

## Play For The Kids

You can sign up to play with our celebrities "Play for the Kids". The money collected from playing with our celebrities will be donated to Scottish Rite Hospital.

Introducing two of our Celebrity Golfers, **Shannon Hori** and **Doug Dunbar** from the CBS 11 Morning Show. Don't miss out, sign up early. There may be a surprise mystery guest who will join us at the 19 Hole Party...

### CBS 11 Morning Anchors



Doug Dunbar



Shannon Hori



## Noteworthy News

### Luncheon Registration – Here are your options:

#### Register online:

All registrations are secured through VeriSign’s SSL (secure socket layer). We accept MasterCard, VISA and American Express – remember to print your confirmation.

#### Standing Reservations:

Standing reservations are auto billed to your credit card monthly unless you notify the Chapter office by noon on Friday prior to the luncheon; if it has already been billed, then we will credit your card provided you notify us before the deadline.

#### Check in the Mail:

Simply call or email us to let us know that you have put a check in the mail to the Chapter office. Once it has arrived (a week in advance, please), your registration will be complete.

#### Pay by the Year:

Pay for the entire year by check. If you miss a luncheon, we will refund you only if you notify us before the deadline date (Friday noon prior to the luncheon). A standing reservation is somewhat the same thing, except that your credit card is billed only once per luncheon month.

#### Cancellations:

Although we prefer that you not give your luncheon reservation to someone else, we will allow you to let someone come in your place. You will need to call the IREM® office and notify us of who will be taking your place, and it must be someone in the business of Property Management. No vendors, please.

#### Receipts:

Printed receipts will be available at the luncheon each month for those who paid by check or credit card.



## Members on the Move

Neil Bertrand

Brookfeagin Real Estate, Inc.  
2355 N. State Highway 360, Suite 821  
Grand Prairie, TX 75050  
214-954-0242 office, 214-954-0305 fax  
neilbertrand@yahoo.com

Jim Sowards, CPM®

Corporate Real Estate – Portfolio Manager  
Wachovia Bank  
5080 Spectrum Drive, Suite 400E  
Addison, TX 75001  
972-419-3661 office, 972-419-0173 fax  
james.sowards@wachovia.com

### Welcome New Candidates

Jennifer M. Eslinger (transferred to Dallas)  
Angela Jester, First Industrial Realty Trust  
Joe Johnson  
Donna E. Summers, First Worthing  
(transferred to Dallas)  
Melanie Traster, AMLI Residential

### Welcome New Associates

Terry Barnes, Crescent Real Estate  
Michael Blase, Innovative Tax Solutions  
Tracy Holcomb, First United Bank &  
Trust Co.  
Emily Watson, Equity Residential

# IREM® Dallas Chapter Recognizes our CPM® and ARM® 5-55 Year Anniversaries

#### 5 YEARS

Laurie G. Bowen, ARM®  
Steven P. Faltz, ARM®  
Faith Goolsby, CPM®  
Douglas A. Howell, CPM®  
Mary N. James, ARM®  
Clay R. Reed, ARM®  
Ron Skipper, Jr., CPM®  
Tanya R. Street, ARM®

#### 10 YEARS

Dana S. Breault-Corner, CPM®  
Teresa L. Brumley, ARM®  
Cheri M. Donohue, CPM®  
Jenifer L. Glenn, CPM®  
Kathleen A. Harlan, CPM®  
Ross T. Hoefler, CPM®  
Warren A. Legrow, CPM®  
Mak C. McAnelly, CPM®  
Donald W. Miller, CPM®  
Nancy C. Sandler, CPM®  
Scott J. Sparks, CPM®  
Brian W. Whisnand, CPM®

#### 15 YEARS

Edward Adams, CPM®  
Stewart A. Bul, CPM®

#### 15 YEARS (cont.)

Edward J. Daley, CPM®  
Thomas W. Deibel, ARM®  
Linda N. Good, CPM®  
Victoria L. Morgan, CPM®,  
ARM®  
Mark E. Rogers, CPM®  
Gail J. Spencer, CPM®  
Pamela S. Wilkerson, CPM®  
Nanci A. Wright, CPM®

#### 20 YEARS

Diane Beynon, CPM®  
Greg Brooke, CPM®  
Janie L. Clinkscales, CPM®  
Rick Ellis, CPM®  
Leland R. Evans, CPM®  
Lynn L. Funk, CPM®  
Randy L. Galow, CPM®  
Barry L. Gruebbel, CPM®  
Meg J. Hardin, CPM®  
Patrick M. Holder, CPM®  
John G. Jackson, CPM®  
John D. Jett, III, CPM®  
Steve T. Lamberti, CPM®  
T.J. Narayan, CPM®  
Leigh C. Richter, CPM®

#### 20 YEARS (cont.)

Vignon (Pat) A. Stovall, CPM®  
Jerry Tate, CPM®  
Anne L. Turney, CPM®  
Rick W. White, CPM®  
Catherine J. Wienecke, CPM®

#### 25 YEARS

Sara Baker, CPM®, ARM®  
Deborah R. Bruckner, CPM®  
Piers Chance, CPM®  
John G. Jackson, CPM®  
Jay S. Johnston, CPM®  
Clark Lauderdale, CPM®  
Randall M. Paulson, CPM®  
Chris Rosprim, CPM®

#### 30 YEARS

William A. Lawley, CPM®  
Thomas H. Phillips, CPM®  
Henry Rewun, CPM®  
Neal D. Sleeper, CPM®  
Diana C. Smith, CPM®  
Bradley K. Williams, CPM®

#### 55 YEARS

Henry S. Miller, Jr., CPM®

# “Bear the Burden” Featured on Fox 4 News “Home Town Heroes”



(l to r) Back row: Clyde Gormley, Teresa Bristow, Connie Pruett, Linda Payne, Tessie Nolan, Brian Cornish. Front row: Kristin Hiett, Claudia Emery, Clarice Tinsley, Susan Nash, Myndi Davidson, Randy Daniels, Greg Wingate and Officer Carolyn Stevenson.



(l to r) **Kristin Hiett**, Executive Director; **Greg Wingate**, CPM®, President-Elect; and **Susan Nash**, CPM®, President.



Clyde, Claudia, Tessie and Linda clown around waiting for the camera crew.

Officer Stevenson sets up her bears for the ride with **Clarice Tinsley** of Fox 4.



**Clyde Gormley** was the star of the show as he finishes his interview for the “Home Town Heroes” segment for Fox 4 News. A special thanks to **Clarice Tinsley** for believing in the cause, and to **Jeff Crilley** for helping to jump start it all.



**Clarice Tinsley** finishes up the segment asking for donations.





IREM® Dallas Education

# CAPs Program

## “Candidate Achievement Program”

A new program created by the Membership Committee for CPM® candidates rolled out November 1, 2004.

**Here's how it works!** Each time a candidate attends a luncheon, they sign in, and their name is entered into a drawing which is held at the end of a twelve month period. The drawing will be held at the October luncheon. Just a reminder, candidates are required to attend at least two chapter meetings during the last twelve (12) months of their candidacy. Candidates, get five extra chances in the drawing if you serve on a Chapter Committee.

Thanks to these great companies for sponsoring our prizes for this program!

### 1st place –

\$1,000 Travel Voucher –  
**Cox Building Services**

### 2nd place –

\$250 Mall Gift Certificate –  
**Benchmark Environmental Consultants**

### 3rd place –

\$100 Mall Gift Certificate –  
**TruGreen LandCare**

## Joe Summers Gets Certified for Ethics!



The IREM® Dallas Chapter is proud to announce that Joe Summers, CPM®, is now authorized to teach the TREC Ethics and Legal Updates for the Dallas Chapter. Joe took two days from his busy schedule to take the TREC mandatory certification classes to become a certified Ethics and Legal instructor. We would like to thank Joe for his contribution to this Chapter and appreciate all that he does. We look forward to offering these mandatory classes in the next few months.

## Upcoming Courses

### TRACK C – July 18-22

July 18-19 ASM603  
July 20-21 ASM604  
July 22 ASM605

### TRACK D – September 19-24

Sept 19-20 BDM602  
Sept 21-22 MPSA01  
Sept 23 CPM001  
Sept 24 CPMEXM

## MCE Seminars

### 8 HOURS MCE – August 24

Presented and Sponsored by:

**PoCo Energy & Honeywell**  
**The Business of Energy Efficiency in Real Estate**

Learn more about:

- The importance of Energy Efficiency
- Increasing Project Implementation
- Quantifying the Opportunity
- Calculating the Cost of Delivery
- Performance Contracting
- Latest Technologies
- Securing funds for energy efficiency projects from local utility companies
- Performance measurement
- *EnergyStar* management platform

### TREC MCE Ethics – September 15

10:30-1:30 (includes lunch)

### TREC MCE Legal Update –

September 29

10:30-1:30 (includes lunch)

## Teresa Bristow, Executive Assistant



**celebrates her 1-year anniversary with the Dallas Chapter.**

Teresa, IREM® thanks you for your dedication and great work!



## Spotlight on IREM® Friends

# Friends of IREM® 2005

### COMMUNICATIONS

#### **Comcast**

Telecommunications

Contact: Shanda Lawley at 214-320-5429

#### **SBC Smart Moves**

Telecommunications provider

Contact: Robert L. Page at 214-576-5021

### CONSTRUCTION

#### **Crocker & Reynolds Construction, L.P.**

Commercial general contractor

Contact: John Kappus at 972-484-6222

#### **Metroplex General Contractors**

Full service interiors and general contractor

Contact: Tony Vincent at 214-239-8080

#### **Milestone Construction, Inc.**

Commercial interior finish-out

Contact: Chris Gigl at 972-446-0918

#### **Scott & Reid General Contractors, Inc.**

Specializes in interior finish, ground-up construction and construction management

Contact: Summer Cook at 469-374-3400

### CONSTRUCTION CONSULTANTS

#### **Construction Consulting International**

Exterior wall consultants on high-rise buildings

Contact: George Blackburn at 972-466-1103

#### **Stone & Glazing Consulting**

Consultants for exterior wall design, testing and remediation

Contact: Joseph Solinski at 817-912-0250

continued on page 11 . . .

# DMC Environmental Consulting, LLC

**F**or over 20 years, the people of DMC Environmental Consulting have been assisting Metroplex area building owners and managers with the environmental issues that impact their property, their tenants, and their employees. Although we provide environmental consulting services to governmental entities, institutions and manufacturing firms nationwide, our primary focus has been, and will be on providing quality environmental consulting to the real state community in the Dallas area.

## DMC

## Environmental Consulting, LLC

DMC specializes in providing its clients with consulting services related to asbestos, lead paint, indoor air quality, underground storage tanks, and other environmental problems. Our personnel collectively have over 60 years of experience providing the real estate profession with advice and problem solving expertise. Because of our experience and engineering background, we are able to provide innovative solutions to complex environmental problems, and our relationships with the regulatory authorities provide us with additional resources for determining available options.

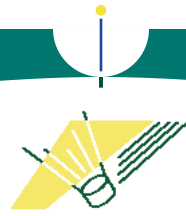
### DMC's services include:

- Pre-renovation asbestos inspections
- Lead paint inspections and risk assessments
- Indoor air quality investigations
- Lead in drinking water testing
- Asbestos and lead paint abatement design
- Recommendations and design for remediating indoor air quality problems
- Contractor oversight and monitoring during asbestos, lead paint and indoor air quality remedial activities
- Environmental due diligence
- Underground storage tank removal
- Environmental remediation
- Project management and special problem solving

Our valued relationships throughout the engineering and environmental industry nationwide allow us to provide solutions to problems beyond the means of many other small firms. Our philosophy is client service, first and foremost. If we can't help you with your specific problem, we'll refer you to someone who can.

If you have a question about an environmental issue, please call Kim McGraw at 972-478-4325.

Click on this link to visit our website:  
[www.dmc-environmental.com](http://www.dmc-environmental.com)



## Spotlight on IREM® Friends

### Friends of IREM® (cont.)

#### ELEVATOR CONSULTANTS

**Boca Group International, Inc.**

Elevator consulting/maintenance evaluations/OEI inspections  
Contact: Frank A. Campise, Jr. at 214-370-8034

**Travertine Elevator Interiors, Inc.**

Specializing in elevator cab design  
Contact: Jay Lambert at 214-358-1680

#### ENGINEERING

**Brandt Service Company**

HVAC & mechanical services contractor  
Contact: Bill McCauley at 972-241-9411

**George-McKenna Electrical**

Electrical engineer  
Contact: Don George at 972-721-1950 x228

#### ENERGY CONSULTANTS & PROVIDERS

**PoCo Energy Group**

Energy consulting  
Contact: Paul Ward at 214-232-1442

**Reliant Energy Business Services**

Energy provider  
Contact: Sandee Treptow at 972-831-7378

#### ENVIRONMENTAL

**Benchmark Environmental Consultants**

Contact: Kelli Ostmeyer at 214-363-5996

**DMC Environmental Consulting, LLC**

Specializing in solving environmental problems  
Contact: Kim McGraw at 972-478-4325

**Restorx of Texas**

Disaster restoration & recovery  
Contact: Todd David at 972-417-1111

continued on page 12 . . .

# Gillham, Golbeck & Associates, Inc.

## Stepping on the Ladder

Another year rolls around producing another batch of fresh grads ready to set the world on fire. For the corporate side, this can be very exciting news, and executives can look forward to fresh ideas, growth and an opportunity for synergy. For these young professionals entering the industry, there is probably more than an ounce of excitement and vigor, but equally enough frustration in realizing the need for a mentor to take them under their wing and show them the practical know-how and wisdom that can only be acquired with time. Anyone, in effect, can be a mentor for a younger or less experienced employee, and the benefits of such a relationship accrue in both directions.

Organizational trends such as downsizing, restructuring, teamwork, increased diversity and individual responsibility for career development are contributing to the interest in mentoring. Downsizing in particular has heightened the need to preserve institutional memory and to share the information and experience that remain in the company. In a mentoring program, older, more experienced workers continue to contribute to their organizations and professions and provide the corporation valuable continuity.

Mentoring is a powerful way for younger professionals and employees to learn both personal and professional skills from the hard-won, real-life experiences of those with more seasoning and experience. It is an effective method for businesses to help employees with orientation, career advancement, problem solving, coaching and support, at little tangible cost. A good mentor can give perspective and sets expectations as to what is realistic and what is not. Like a good friendship, it requires care but results in mutual benefit. A good mentor takes considerable personal interest in cultivating an employee. Likewise, a good protégé who is not only willing but also eager to learn brings out the best in a mentor.

What we need to realize is a mentoring program can be an alternative to the career ladder and will provide security to all parties involved. Real estate companies and employees should welcome this infusion of new blood and fresh talent. It essentially is a win-win situation!

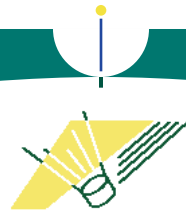
For more information, please contact Rick Gillham at 214-880-9040.

Click on this link to visit our website:  
[www.gillhamgolbeck.com](http://www.gillhamgolbeck.com)



GILLHAM, GOLBECK & ASSOCIATES, INC.

Real Estate Executive Search



## Spotlight on IREM® Friends

### Friends of IREM® (cont.)

#### EXECUTIVE SEARCH

**Gillham, Golbeck & Associates, Inc.**  
Executive placement firm  
Contact: Rick Gillham at 214-880-9040

#### INSURANCE (COMMERCIAL)

**McQueary Henry Bowles Troy, LLP**  
Commercial insurance brokerage  
Contact: David L. Ball at 972-770-1690

#### INTERIOR DESIGN

**Interprise**  
Interior design, architecture and graphics  
Contact: David Hudson at 972-385-3991

**Staffelbach Design Associates, Inc.**  
Commercial interior design and interior architects  
Contact: Jo Heinz at 214-452-1283

#### IT MANAGEMENT

**Management Information Services, Inc. (MIS)**  
Network services, phone systems, Timberline PM Software  
Contact: Chuck Reeves at 972-960-0979 x111

#### LANDSCAPE DESIGN

**Botanic, Ltd.**  
Interior landscape design  
Contact: Betsy Bates at 214-739-6478

**The Brickman Group, Ltd.**  
Landscaping design  
Contact: Elizabeth Hark at 972-241-3332

**TruGreen LandCare**  
Landscaping services  
Contact: Genna Philpott at 972-840-8873

#### LEGAL

**Kessler & Collins, P.C.**  
Law firm  
Contact: Gary Kessler at 214-379-0722

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# George-McKenna Electrical Contractors, Inc.

**S**erving the Dallas-Ft. Worth Metroplex since 1981, George-McKenna's vision is to be the electrical contractor of choice by consistently exceeding our customer expectations, and delivering superior value. Our mission is to determine the customer's expectations and deliver. By providing superb quality, exemplary customer solutions and a working environment focused on employee appreciation, safety, training and an opportunity to grow.

George-McKenna is very proud to announce that we have recently been awarded **three prestigious awards from QUOIN** (Chapter of the Associated General Contractors of America). These awards mean more to us than a couple of nice trophies on a display; they also represent a commitment of time and money dedicated by George-McKenna management all the way to the field technicians.

1. **Safety Excellence Award**
2. **Specialty Contractor of the Year**
3. **Summitt award for Collin County Community College Library Resource Center**

### The following facts will affect your Property Management and Service Costs during the 2005 calendar year:

*The manufacture of T-12 lighting ballasts has been stopped this year due to the ever-changing requirements of the EPA. This decision was based on the push for energy conservation. The alternative is the T-8 or T-5 Electronic Ballast. The T-12 lamps will also be*

*discontinued. After the cut-off date, the only means of obtaining these type lamps will be from the remaining stock of the suppliers. With the existing demand for these lamps and the decreased supply, we can all count on a price increase on the remaining stock.*



**GEORGE-McKENNA**  
Electrical Contractors, Inc.

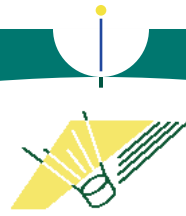
*"A Contractor With A Vision"*

In summation, all new lighting installations will be required to be with electronic ballasts. Any existing buildings with the outdated T-12 lamps and ballasts can continue to operate, but eventually the supply of lamps will come to an end. It is possible to retrofit the new type ballasts into existing light fixtures, therefore eliminating the concern about the T-12 lamp and ballast supply.

How can we accommodate your electrical needs? Please feel free to contact us with any of your questions or concerns.

Service Department: Charles Gray  
972-721-1950, ext. 218  
cell 214-435-3726  
cgray@george-mckenna.com

Click on this link to visit our website:  
[www.george-mckenna.com](http://www.george-mckenna.com)



## Spotlight on IREM® Friends

### Friends of IREM® (cont.)

#### LIGHTING DESIGN

##### **Amtech Lighting Services**

Lighting design, repair and maintenance  
Contact: Richard Jackson at 817-640-6400

#### REAL ESTATE MANAGEMENT

##### **Cencor Realty Services, Inc.**

Full service management company & development  
Contact: Jim Greenfield at 214-720-6667

##### **Henry S. Miller Commercial, AMO®**

Full service real estate company  
Contact: Mark O'Briant at 972-419-4081

##### **Lincoln Property Company – Retail Division**

Full service retail management services, leasing and development  
Contact: linda Jackson, CPM® at 214-750-1517 x224

##### **Trammell Crow Company, AMO®**

Full service real estate company  
Contact: Grayson D. Gill, Jr. at 214-979-5606

#### TAX CONSULTANTS

##### **Deloitte Property Tax Services**

Tax consulting  
Contact: Paul Harris at 469-417-3816

##### **Marvin F. Poer & Company**

State and local tax consulting  
Contact: Diane Caperton at 972-770-1100

IREM® welcomes our new Friend:  
**The Brickman Group**  
[www.brickmangroup.com](http://www.brickmangroup.com)  
*Landscaping Design*

IREM® Dallas Chapter would like to thank all of our Friends. We value your support and encourage our members to call upon our Friends when in need of services.

# Stone & Glazing Consulting

## Exterior Wall Quality Control, Evaluation and Testing

**S**tone & Glazing Consulting (SGC), founded in 1992, is a curtain wall consulting firm headquartered in Dallas that provides technical support in the testing, investigation, and remediation of building envelope systems throughout the United States. We provide technical support to IREM® by offering the following services:

#### New Construction:

- Peer Review of Details & Specifications
- Contractor Submittal Review; Calculations & Drawings
- Quality Control Site Visits During Construction
- Field Testing of Installed Wall Systems

#### Forensics:

- Problem Identification of Exterior Wall Failure Mechanisms
- Curtain Wall, Skylights, Metal Panels
- Glass, Stone, Precast, Brick, Wood, Panels, Sealants, Coatings, etc.
- Parking Garage Reviews
- Water Penetration Surveys
- Investigative Demolition
- Testing of Facades
- Damage Assessment due to Fire, Tornado, Earthquake, Flooding

#### Existing Facades:

- Maintenance Reviews

#### Remediation:

- Repair Requirements
- Project Management of Repairs
- Quality Control of Remediation
- Field Testing to Verify Repairs

#### OSHA Compliance for Davits & Tie Backs:

- Review and Testing of Exterior Wall Maintenance Components
- ANSI/IWCA I-14.1 Standards
- Design of Davit & Tie-Back Systems

#### Expert Witness:

- Legal Representation & Support
- Insurance Claims
- Presentations & Lectures

Our specialty is supporting Building Owners and Property Managers with integrity, hard work, dedication and ingenuity. Our commitment is to be there to support you in your time of need.

For more information, contact Joseph P. Solinski, President, at **972-539-4059**, [solinski@stoneglazing.com](mailto:solinski@stoneglazing.com)

Click on this link to visit our website:

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





## Registration Form

### Membership Mixer & Loft Tour

Date	Time	Location	Cost
<input type="checkbox"/> 7/21/05	5:30 - 7:30 p.m.	1514-1516 Commerce Street – Dallas Power & Light Building	<b>FREE</b>

**IREM® MEMBERS – CPMs, ARMs, Candidates, Associates and guests (Real Estate Professionals only please)**  
 Come join the fun and visit this landmark in downtown Dallas. See the new rage in living... lofts.  
 Happy Hour following the tour at The Fuse, located right on the property. Don't miss out – register early.  
 Parking is on a first come-first served basis.

### Chapter Seminar Registration

Date	Seminar – 8 Hours MCE Credit	Location	Member/Non Member
<input type="checkbox"/> 8/24/05	The Business of Energy Efficiency in Real Estate** <b>Presented &amp; Sponsored by: PoCo Energy and Honeywell</b>	SCD*	\$120/\$130 \$140/\$150 (after 4/21 noon)

*Reservation fee includes lunch.*  
 \*SCD: Spectrum Center, 5080 Spectrum Drive, Suite 122W, Addison, TX 75001  
**Seminar Cancellation Policy:** All cancellation requests must be in writing and received by noon, August 17, 2005 (no substitutions).  
 A \$35 handling fee will be deducted from all refunds. No refunds after the deadline. NO exceptions.  
 \*\*8 hours of Mandatory Continuing Education

### The Right Education Registration

Date	Course	Location	Member/Non Member
<b>Track C Registration 8:00 a.m.; Classes begin 8:30 a.m.</b>			
<input type="checkbox"/> 7/18-19	ASM603 – Commercial Real Estate Financing & Valuation, Part 1	SCD*	\$560/\$700
<input type="checkbox"/> 7/20-21	ASM604 – Commercial Real Estate Financing & Valuation, Part 2	SCD*	\$560/\$700
<input type="checkbox"/> 7/22	ASM405 – Cash Flow Analysis; Practical Applications	SCD*	\$300/\$365
<input type="checkbox"/> Full Track C courses			\$1,420/\$1,765

\*SCD: Spectrum Center, 5080 Spectrum Drive, Suite 122W, Addison, TX 75001  
 Payment must accompany all registrations. Registration fees are due in the IREM® Chapter office 10 days prior to the course date.  
**Course Cancellation Policy:** To cancel a course, please notify the IREM® Chapter office by mail, fax, or e-mail.  
 • If you cancel 10 or more business days before the start of the course, you can receive a full refund of your registration fee.  
 • If you cancel less than 10 business days before the start of the course, you can receive a refund of your registration fee or you may transfer to another course, but there is a \$35 handling fee per course to do either.  
 • If you cancel within 24 hours of the course or are a no-show, a refund of your registration fee or a transfer to another course is not possible.  
 IREM® or the chapter may find it necessary to cancel a course. If this happens, your registration will be fully refunded. However, IREM® assumes no liability other than the registration fee.

Name \_\_\_\_\_ Chapter Affiliation \_\_\_\_\_

Firm \_\_\_\_\_ Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Tel \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Non-Member Guests \_\_\_\_\_

Check (make payable to Dallas IREM® Chapter)

Charge VISA/MasterCard No. \_\_\_\_\_ Exp. \_\_\_\_\_

Card Holder's Name \_\_\_\_\_ Signature \_\_\_\_\_

Please check here if you have a disability and may require an accommodation.

E-mail to irem@irem-dallas.org. Fax to 214-368-8366. Mail to 13601 Preston Road, Suite 715E, Dallas, TX 75240.

Questions? Call 214-368-2181. www.irem-dallas.org