

# IREM IN-LINE

Chapter 14

May 2007

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

**"Focusing on Your Success"**

## Membership Meeting

### Date/Time

Tuesday, May 8, 2007  
11:30 a.m. - 1:00 p.m.

### Location

DoubleTree Hotel  
4099 Valley View Ln. (Midway & LBJ)  
972-385-9000

### Presented By

Your Dallas IREM® Chapter No. 14

### Featured Friends

Deloitte Property Tax Services  
Strategic Outsource Solutions, LLC  
Stuart Dean Company, Inc.  
Travertine Elevator Interiors, Inc.

### Cost

\$34 Dallas Chapter Members  
\$44 Non-members with  
advance reservations.  
Walk-ins please add an additional \$5  
Online registration closes at noon,  
Friday, May 4 – After May 4,  
call the IREM office at 214-368-2181

## Real Estate Editor Steve Brown to Speak in May What's Up With the Downtown Market?

**S**teve Brown is Real Estate Editor  
of the *Dallas Morning News*.

He has covered the local and national real estate market for the *Dallas Morning News* since 1980. Prior to that he worked in the newspaper's Metropolitan and Tarrant County sections. His area of coverage includes commercial and residential real estate, mortgages, finance and design, and construction.

Mr. Brown is a Dallas native, attended Dallas public schools, and graduated with a degree in journalism from Southern Methodist University.



**WANT TO  
KNOW MORE?**

**Come and hear  
what Steve has to say  
about the Dallas market.**

**3**

IREM® Education

**5**

**Bear the Burden**

**7**

Volunteer Sign-Up

**8-12**

**Friends of IREM®**

*President*

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jgardner1@crescent.com

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**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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www.irem-dallas.org

# ARMs Exhibit at the Apartment Association Trade Show

On March 27th, members of the ARM® Committee set up an exhibit at the Apartment Association's Trade Show. They were there to represent IREM® and encourage residential managers to seek the ARM® credential. They also handed out flyers announcing the ARM® Bowling Tournament and the IREM® Golf Tournament. President **Jack Gardner** joined in the fun.



(l to r) Diane Harkey, ARM®; President Jack Gardner, CPM®; Sherry Jordan, CPM®

**Tom Backal** of **Debt Liquidation**, our newest Friend of IREM®, graciously shared his booth with the ARM® Committee. Debt Liquidation will once again be our Platinum Sponsor for the IREM® Golf Tournament. Thanks Tom, for all your great support!



(l to r) Diane Harkey, ARM®; President Jack Gardner, CPM®; Tom Backal – Debt Liquidation Group; Sherry Jordan, CPM®

Time to pull out the clubs,  
wipe the dust off, shine 'em up!

## IT'S GOLFIN' SEASON!



With the weather changing, now is the time to begin taking lessons or working on your golf game.

**Come September 28th...**

**We don't want to hear any excuses!**

**12th Annual IREM® On-Site Open Golf Tournament**  
**Bridlewood Golf Club • Flower Mound**



IREM® Dallas Education

# Course Schedule 2007

## Track A - Property Operations I

MKL406 – Marketing & Leasing Strategies for Office Buildings (14 MCE 14-00-086-3686)	May 15-16
HRS402 – Developing Human Strategies for Real Estate Managers (14 MCE 14-00-047-4179)	May 17-18

## ARM® - RES201 Course & Examination

RES201 – Successful Site Management (35 MCE 35-00-096-3741)	June 7-9 & 14-15
ARMEXM– ARM® Certification Exam	June 16

## Track B - Property Operations II

MNT402 – Property Maintenance & Risk Management (14 MCE 14-00-106-3788)	June 19-20
FIN402 – Managing Investment Real Estate; Financial Tools (13 MCE 13-00-106-3736)	June 21-22

## Track C - Asset Analysis

ASM603 – Commercial Real Estate Financing & Valuation Part 1 (13 MCE 13-00-106-3739)	July 23-24
ASM604 – Commercial Real Estate Financing & Valuation Part 2 (15 MCE 15-00-106-3740)	July 25-26
ASM605 – Cash Flow Analysis; Practical Applications (8 MCE 08-00-106-3738)	July 27

## Track D - CPM® Capstone Courses and Examinations

BDM602 – Writing/Using Property Management Plans (14 MCE 14-00-046-3343)	September 24-25
MPSA – Management Plan Skills Assessment	September 26-27
CPM® Prep – CPM® Exam Preparation	September 28
CPM® Exam – Certified Property Manager Exam	September 29

[CLICK HERE FOR COURSE CANCELLATION POLICY](#)

Thank you, Central Parking,  
for your support of IREM® and  
sponsorship of the TREC Ethics  
and Legal Update Seminar.



**Central**  
Parking System

"The worldwide parking professionals"



IREM® Calendar

### May 8, 2007

Membership Luncheon  
DoubleTree Hotel – LBJ & Midway  
972-385-9000

### May 15-18, 2007

Track A – Property Operations I  
Spectrum Center

### May 28, 2007

Memorial Day  
Office closed

### June 7-9 & 14-16, 2007

ARM® – RES201 Course & Examination  
Spectrum Center

### June 12, 2007

Membership Luncheon  
DoubleTree Hotel – LBJ & Midway  
972-385-9000

### June 19-22, 2007

Track B – Property Operations II  
Spectrum Center

### July 4, 2007

July 4th  
Office closed

### July 23-27, 2007

Track C – Asset Analysis  
Spectrum Center

### August 14, 2007

Membership Luncheon  
Brookhaven Country Club  
3333 Golfing Green Drive  
Dallas, TX 75234  
972-243-6151

### August 16-17, 2007

IREM Regional Conference  
New Orleans, Louisiana

### August 18, 2007

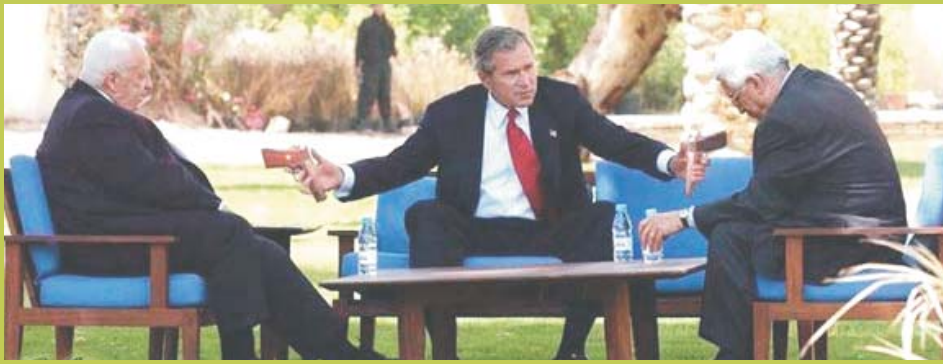
ARM® Bowl-a-thon

### September 11, 2007

Membership Luncheon  
Maggianno's NorthPark  
214-360-0825

# IREM® Side-Line... "Anyone Could be a Carrier"

Kristin Hiett



*This is how we solve disputes Texas-style.*

## Are we reverting back 100 years to the "ole west"?

The dirt sidewalks are long gone, and parking lots have replaced corrals; Hip Hop, Rap and Britney Spears have replaced the lone piano player; large TV screens, the poker game, and the glove box in our car replaced the gun sheath on the horse.

There were a lot more places to hide a gun back then, especially given the amount of clothing that people wore. I can't see a 9 millimeter fitting snug in the top of my panty hose or tucked under a mini skirt, but 100 years ago, the old Smith and Wesson six gun was secured in an open holster with plenty of bullets conveniently at arms reach, screaming to the world "don't mess with me".

With all the murders and assaults going on these days, should we consider taking a step back? Do we have the right to protect ourselves, or are we opening ourselves up to more violence? So, I'm driving home from work in the heat of traffic, and this F150 pick-up passes by in a big hurry, cuts off the guy next to him; he gets mad and pulls out his gun in a rage and.. bang; not a picture that makes me feel secure on the road. Or another warming thought... Prozac (antidepressants) and guns... now there's a good mix.

Does Columbine ring a bell? The heart wrenching event at Virginia Tech recently is a somber awakening of how easy it is to obtain legal firearms. Cho Seung-Hui is reported to have been known to be mentally unstable and taking antidepressants. He had no criminal history and was a permanent legal resident with a green card.

He followed the law and underwent the required background checks.

According to MSN: Contrary to initial reports, Cho may not have been legally eligible to acquire the two semi-automatic weapons. Critics say Cho was able to collect his firearms without a hitch because of a gaping hole in the enforcement of existing federal gun laws that routinely allows mentally unstable people to buy deadly firearms.

In the three months before the shooting, Cho bought two handguns: a Walther .22 that he picked up on February 9 at a Blacksburg pawn shop, and a second, more powerful, Glock 9mm, purchased on March 16 at a firearms store. Cho filled out the required federal form, and a federally-mandated background check was conducted by the Virginia state police, but he was immediately cleared to buy the guns when no "hits" showed up in the police database indicating that he had any history of criminal activity. (quoted: MSN.com, "Did Cho Buy the Guns Legally?")

Now, let's turn our thoughts to what happens when tenants start toting guns while property managers are working hard to find ways to secure the property and the area around the property to make a safe work environment. I'm all about rights. It seems ironic however, that we may be coming full circle after a hundred years.

If bill SB 534 passes, it will require all businesses to allow anyone to bring loaded guns, including deadly assault weapons, onto their privately-owned business property, and also threatens to punish business leaders should they choose to keep their workplaces safe by prohibiting guns. It allows legal recourse by the employee for any disciplinary

actions on behalf of the employer.

California, Utah, Missouri, Indiana, Tennessee, Alabama, Georgia, Florida, Virginia and New Hampshire all have proposed legislation that would permit guns in the workplace. Did you know that Oklahoma already has a similar legislation in effect? This legislation was passed in May 2005. The legislation prohibits, and furthermore makes it a crime for anyone (including a business) to bar any person, except a convicted felon, from bringing a gun to the workplace as long as it is kept in a locked vehicle. The list of properties where individuals can bring a gun include all businesses, schools and libraries, day care centers, chemical plants, nuclear facilities, courts and prisons. Oklahoma's forced-entry statute permits individuals to sue persons, property owners, tenants, employers or businesses to force them to accept guns on their property.

There are many concerns that surround this legislation. For example, employer's loss of control to protect their employees by enforcing policies resulting in less safety for employees in the workplace. It also opens up the potential for employee violence with more lethal results, not to mention the liability exposure to employers.

How then would this affect OSHA's existing policies of hazard prevention in the workplace? The Occupational Health and Safety Act of 1970 includes a "general duty clause" that requires each employer to "furnish to each of his employees... a place of employment which [is] free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees".

On the other hand, do we have a constitutional right to preventative measures concerning crime? Would a thief or mugger run if they see you pull out a gun? Would it discourage crime if more people were able to stand up for themselves against alleged attackers? With terrorism lurking around every corner, do we need to have some means of immediate protection?

For more in depth information, you can visit the Texas Legislature On-Line and form your own opinion: <http://www.legis.state.tx.us/BillLookup/Text.aspx?LegSess=80R&Bill=HB992>.

Sources: NRA; Fort Worth Star Telegram; MSN.com; Texas legislation - free photos on-line





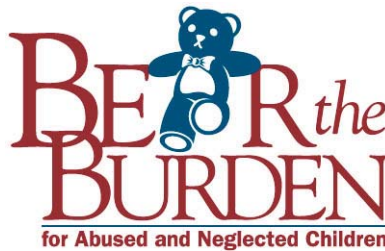
Community Outreach



# Bear the Burden Campaign

April 1st - May 31st

Every 10 minutes in Texas  
a child is rescued from a situation of abuse and neglect...  
More than 200,000 cases are reported each year.



## Please donate new stuffed bears or animals benefiting Buckner children's Home

Bear the Burden gathers new stuffed animals and distributes them to various emergency personnel, who then can offer a teddy bear to a child in distress.

### DROP OFF LOCATIONS

#### Las Colinas Area

Riverside Commons  
5000 Riverside Drive, Suite 150W  
Irving, Texas 75039  
Phone: 972-556-2291

#### Uptown Area (Cedar Springs & Pearl)

The Crescent  
200 Crescent Court Lobby – Concierge Desk  
Dallas, Texas 75201  
Phone: Susan Varsel – 214-880-4505

#### North Dallas

**(Tollway between Alpha & Spring Valley)**  
Clear Channel Building, Stanford Corporate Centre  
14001 Dallas Parkway, Suite 770  
Dallas, Texas 75240  
Phone: Terry Barnes – 972-934-6725

#### Far North Dallas (121 & Tollway)

Granite Park – Building Three  
5800 Granite Parkway, Suite 290  
Plano, Texas 75024  
Phone: Lisa Rutherford – 972-731-2393





## Members on the Move

### **Nancy Rials, CPM®**

CB Richard Ellis  
5050 Quorum, Suite 200  
Dallas, Texas 75254  
972-419-1941  
Fax 972-788-2282  
nancy.rials@cbre.com

### **Rich Elam, CPM®**

relam@att.net

## Introducing our Newest Dallas Members...

### **CPM® Candidates**

#### **Ann Cash**

Carlisle Interests, Inc.

#### **Nancy Ferguson**

GE Real Estate

#### **Susana Gandara**

Cencor Realty Services

#### **Harvey Jenkins**

Holt Lunsford Commercial

#### **Pam Logan**

Cousins Properties

#### **Lisa Long**

Cencor Realty Services

#### **Margaret Lonsford**

#### **Jack Nye**

Cousins Properties

#### **Pamela Stevenson**

#### **Jessica Warrior**

Jones Lang LaSalle

#### **Tonie Williamson**

Holt Lunsford Commercial

#### **Stephanie Winsworth**

### **ARM® Transfer**

#### **Nicholas Walters**

Transferred from Gretna, NE

# The IREM® Family Grows... Five Are Credentialed in April

Earning a credential from the Institute of Real Estate Management is a well-earned honor. Our Chapter salutes these five ladies who are dedicated in honing their craft.



(l to r) Nancy Rials, CPM®; President Jack Gardner, CPM®; Cathy Kuebler, CPM®; Claudia Emery, CPM®; Susan Heath, CPM®



President Jack Gardner, CPM®, performs the CPM® Investiture.



Diane Harkey, ARM®  
President Jack Gardner, CPM®



President Jack Gardner, CPM®, performs the ARM® Investiture.

# Susan Heath Wins the Chapter's Outstanding Volunteer Award



Susan Heath, CPM®, is presented with an Award for Outstanding Service to the Chapter by President Jack Gardner, CPM®

**Susan Heath, CPM®**, our first Award recipient of the year, is honored and recognized for her service on the Programs Committee and Membership Committee. Susan developed a Programs "Tool Kit" which guides the committee through the entire process of obtaining a speaker to the thank you letter follow-up. She has played an active role in Membership, as well, and assisted in presenting a Candidate's view at the New Member Orientation.

# Committee Volunteer Sign-Up

Create your own opportunities – VOLUNTEER Today!

**Maximize your affiliation with IREM by lending your expertise and knowledge. You will experience:**

- Increased industry visibility and prestige
- Recognition among your peers
- Stronger, more valuable business contacts
- Enhanced leadership skills

## ARM Committee

Join this dynamic group of multi-family managers who provide education for those interested in residential management. They also are part of the Community Service efforts of the IREM® Community Outreach Committee.

**Kathy Whitman, CPM®, ARM® – 214-361-6666, x112**

## Community Outreach

Be a part of the helping hand of IREM® and take our Chapter's community service to the next level. Plan events, secure resources and acquire staffing for projects that benefit our community.

**Susan Nash, CPM® – 972-934-6726**

## Education Committee

Determine the educational needs of our members and develop seminar topics. Coordinate speaker programs and promote educational offerings.

**Elizabeth Woods – 972-690-3064**

## Friends of IREM®

As part of the Non-Dues support team, your efforts will work to strengthen relations with industry suppliers by soliciting select vendors and serving them as an account representative during the year.

**Linda Guinn, CPM® – 214-634-2777**

## Golf Tournament

You will be a part of the planning, coordination, promotion and execution of this annual event including recruitment of players and sponsors.

**Steve Broom – 972-417-1111**

## Income/Expense Analysis

Participate in the solicitation and collection of expense analysis information for an annual National Publication on office buildings, shopping centers, apartments and retail centers. This is an extremely important tool for property managers.

**Debbie Bunch, CPM® – 972-463-2253**

## Legislative

Track legislative and regulatory issues at the local, state and national level which have an impact on the real estate management profession and industry. Serve as liaison to other real estate organizations regarding governmental affairs. This is a very important arm of IREM®.

**Debbie Bunch, CPM® – 972-463-2253**

## Membership Committee

Be part of the "fun team" who explore and implement the opportunities for more membership benefits as well as recruit and retain membership and participation in the organization. As a CPM®, participate in the interview process which qualifies applicants for candidacy and review their qualifications for the coveted CPM® designation.

**Julie Lynch – 972-392-0200**

## Programs

Select topics and speakers for monthly programs, coordinate introduction, promotion and follow-up with speakers. A great way to meet interesting individuals from diverse backgrounds.

**Scott Stovall – 972-851-2620**

## Public Relations/FUN

Branding of the Chapter to the community through contacts with multimedia, organizing special events and developing the membership directory.

**Danielle Andries – 972-239-6777**

**Options to Serve: 12 months, 3-6 months, one task force**

*For more information, please call the IREM® office at 214-368-2181. We will forward your form to the committee Chairs.*

## Committee Volunteer Sign-up

**Please make your committee selection by checking the box(es) which interest you.**

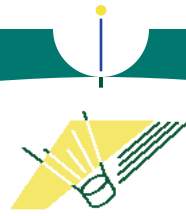
Name \_\_\_\_\_ Company \_\_\_\_\_

Property Type \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

Candidate  CPM  ARM  Associate  Student  Academic  Accredited Commercial Manager

**Please print this form fax back to 214-368-8366.**



## Spotlight on IREM® Friends

# Friends of IREM® 2007

### ARCHITECTURAL RESTORATION



#### **Stuart Dean Company, Inc.**

Specialty: Metal, Stone and Wood  
Contact: Ervin Buba at 972-513-9781

### COMMUNICATIONS

#### **Time Warner Cable**

Telecommunications  
Contact: Puneeta Dighe at 972-830-3866

### CONSTRUCTION

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

Commercial general contractor  
Contact: John Kappus at 972-484-6222

#### **ICI Construction**

Commercial general contractor  
Contact: Nick Hasty at 972-387-8000 x155

#### **Metroplex General Contractors**

Full service interiors and general contractor  
Contact: Tony Vincent at 214-239-8080

#### **Tri-Tex Construction, Inc.**

General contractor and construction management  
Contact: Randy Rogers at 972-644-1410

### CONSTRUCTION CONSULTANTS

#### **Conley Group**

Construction Consultants  
Contact: Ann Combs at 972-444-9020

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## Deloitte

**D**eloitte Tax LLP represents commercial real estate assets in Dallas and Fort Worth valued at more than \$10+ billion for property tax appeal services.

### We can help you answer the following questions and more:

**Have you considered all appropriate possibilities for minimizing assessed values for property tax purposes?**

**Have you identified all intangibles and other items not subject to property tax?**

**Have you identified all possible areas of double taxations?**

**Are you confident of your property tax budgets, due diligence analyses and projections?**

### We can help.

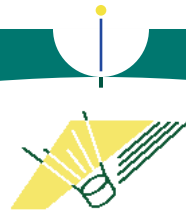
Visit us at:  
[www.deloitte.com/us/tax/multistate](http://www.deloitte.com/us/tax/multistate)  
or call Andy Taylor at 469-417-3841.

For more information,  
contact Andy Taylor  
at **469-417-3841**

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

# Deloitte.





## Spotlight on IREM® Friends

# Friends of IREM® 2007

### CONSTRUCTION CONSULTANTS (cont.)

#### Stone & Glazing Consulting

Consultants for exterior wall design, testing and remediation

Contact: Joseph Solinski at 972-539-4059

### DEBT RECOVERY

#### Debt Liquidation Group

Recovery of commercial and residential lease agreements

Contact: Thomas Backal at 214-368-2980

### 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

### ENERGY CONSULTANTS

#### GSE Consulting, L.P.

Energy consulting firm

Contact: Gina Paul at 469-533-7400, x5818

#### Current Energy Company

Energy management/consultants

Contact: Bob Schiff at 469-916-1313

# Strategic Outsource Solutions, LLC

**S**trategic Outsource Solutions, LLC provides Outsourced Business Processing services and support for Accounting, Accounts Payable, Tax Processing, and Customized Business Processing Services. While outsourcing is common among very large companies and increasing every year, companies of any size can achieve a variety of benefits from our services.

Property Management Firms that provide accounting, accounts payable, and related services to their clients or

have internal accounting operations are particularly well suited to benefit from our services, allowing them to focus on their core business and business development.

### Benefits of our services include:

- Reduced cost
- Increased capacity for growth without increase in fixed cost
- Improved quality
- Consistent and dependable resource availability
- 24-hour processing environment

- Improved efficiencies
- Reduced management involvement in non-core activities
- Improved processing turnaround time
- Improved profit and cash flow
- Efficient use of key staff
- Improved organization, workflows, processes, and procedures.

**Strategic Outsource Solutions, LLC**  
BUSINESS PROCESS IMPROVEMENT

Since all work is performed using our clients' software and computer (no data ever leaves their computer), they remain in control of quality and customer relations. All work is performed in accordance with our clients' instructions and specifications. There is no minimum volume commitment, and free trials and testing of the system are performed prior to implementation of the process. Needs and cost analyses are done to provide a benchmark for performance measurement. Contact us to discuss how we can help you.

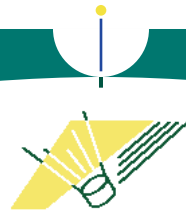
**This firm is not a CPA Firm.**

For more information, please contact Gene Lord at 214-335-8504 or [lord@strategic-outsourcesolutions.com](mailto:lord@strategic-outsourcesolutions.com)

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

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## Spotlight on IREM® Friends

# Friends of IREM® 2007

### ENERGY 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

### ENGINEERING

#### Brandt Service Company

HVAC & mechanical services contractor

Contact: Mark Sledge at 972-241-7661

#### Facility Engineering Associates, P.C.

Specializing in solving problems with existing facilities

Contact: Jeffrey Hunt at 972-759-4406

#### Tri-Stem Engineering, Inc.

Consulting engineers for HVAC and Energy

Contact: Carl Rogers at 972-233-0571

### ENVIRONMENTAL

#### Benchmark Environmental Consultants

Contact: Sandra Horton at 214-363-5996

#### DMC Environmental Consulting, LLC

Specializing in solving environmental problems

Contact: Kim McGraw at 972-478-4325

continued on page 11 . . .

# Stuart Dean Company, Inc.

## The Standard of Quality in Refinishing and Maintenance

Since 1932, Stuart Dean Company has been refinishing and maintaining on-site stone, metal and wood surfaces for retail, hospitality and commercial properties. Our commitment to excellence, along with over **75 years of experience**, has made our **nationwide** organization the **INDUSTRY LEADER** in setting standards of quality for restoration and maintenance of architectural metal, stone and wood. Our Dallas general manager and operations manager has been with Stuart Dean for nearly 20 years.



The Standard of Quality in Refinishing and Maintenance

### METAL

We have been the leader in metal maintenance for over 60 years.

### STONE

We have the experience to restore all types of stone to their original beauty and character.

### WOOD

We restore, refinish, touch up and maintain wood surfaces.

### CURTAIN WALL

We are a licensed applicator of high performance architectural coatings for curtain wall renovation.

### HISTORICAL RESTORATION

We have the skills to restore your landmarks to their original grandeur.



### NOTABLE PROJECTS WITH SIGNIFICANT CONTRIBUTIONS:

\*\*Award of Excellence in Craftsmanship

- Texas Pacific Station - Fort Worth\*\*
- Federal Reserve Bank - Dallas
- Carter Burgess Plaza - Fort Worth
- The Wilson Building - Dallas

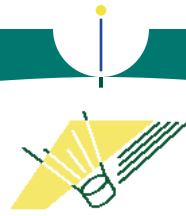
### A partial list of our current major customers:

- Renaissance Tower
- Thanksgiving Tower
- Plaza of the Americas
- San Jacinto Tower

Call us today for a free consultation or estimate at **972-513-9781** or visit our website

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





## Spotlight on IREM® Friends

# Friends of IREM® 2007

### ENVIRONMENTAL (cont.)

#### **RESTORx of Texas**

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

### EXECUTIVE SEARCH

#### **Gillham, Golbeck & Associates, Inc.**

Executive placement firm  
Contact: Rick Gillham at 214-880-9040

### 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: Greg Smith at 214-239-9926



#### **Strategic Outsource Solutions, LLC**

Outsourced business processing services  
Contact: Walter Eugene Lord at  
214-335-8504

# Travertine Elevator Interiors, Inc.

## The Elevator Interior Company

**T**ravertine is not your typical elevator cab company. We fabricate, deliver and install standard and custom cabs with a seamless, turnkey operation. We also precisely manage the entire process so that we deliver something even more important – a company you can rely on job after job.

With our manufacturing facilities in Los Angeles and Dallas, and numerous regional sales offices, Travertine has the nationwide resources to reliably handle projects of all sizes.

From estimation through installation, from new cab construction to renovation, when you need a company that can reliably deliver quality cabs for the right price, at precisely the right time, consider Travertine and you can...

### CONSIDER IT DONE.

For more information, please contact Jay Lambert, Regional Sales Manager at 214-358-1680 or [jay.lambert@travertine-elevator.com](mailto:jay.lambert@travertine-elevator.com)

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



# TRAVERTINE

elevator interiors

continued on page 12 . . .



## Spotlight on IREM® Friends

# Friends of IREM® 2007



### LANDSCAPE DESIGN

#### **The Brickman Group, Ltd.**

Landscape design

Contact: Elizabeth Hark at 972-241-3332

#### **Corporate Green**

Interior landscape design

Contact: Betsy Bates at 214-739-6478

#### **VMC Landscape Services**

Landscape design

Contact: Mark Slicker at 972-488-5658

### LEGAL

#### **Kessler & Collins, P.C.**

Law firm

Contact: Gary Kessler at 214-379-0722

### REAL ESTATE MANAGEMENT

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

Full service mgmt. company & development

Contact: Jim Greenfield at 214-720-6667

### SAFETY CONSULTANTS

#### **ADT Security Systems**

Fire & security systems

Contact: Tim Ward at 972-246-6144

#### **Cornerstone Safety**

Training and safety consultants

Contact: Joseph Smith at 800-697-0203

#### **MitecNet**

Provider of fire and property protection technologies

Contact: Dan Hite at 972-570-1918

### 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



**Featured Friends  
for this month  
are highlighted  
with a star**

**IREM® welcomes our new Friends:**

#### **Debt Liquidation Group**

*Recovery of Commercial and Residential  
Lease Agreements*

#### **Strategic Outsource Solutions, LLC**

*Outsourced Business Processing Services*



**Strategic Outsource Solutions, LLC**  
BUSINESS PROCESS IMPROVEMENT

**IREM® Dallas Chapter would like to  
thank all of our Friends of IREM®.  
We value your sponsorship  
and support.**





## Registration Form

### May Chapter Meeting Registration

Date	Time	Speaker	Location	Member/Non Member
<input type="checkbox"/> 5/8/07	Registration/Networking: 11:30 a.m. Lunch/Program: 11:45 – 1:00 p.m. <b>Buffet Luncheon</b>	Steve Brown, <i>Dallas Morning News</i> <i>Dallas Market Overview</i>	DoubleTree Hotel 4099 Valley View Ln. Midway & LBJ	\$34/\$44 <b>All registrations must be paid in advance</b>

*Reservation/cancellation deadline is noon, Friday, May 4. Online registration closes at noon, Friday, May 4. Member assumes responsibility for reservations not canceled by the deadline. An additional \$5 fee will be charged for reservations made after the deadline or meeting walk-ups (no substitutions).*

### The Right Education – Course Registration

Date	Course	Location	Member/Non Member
<b>Track A – Property Operations I (Registration 8:00 a.m.; Class begins 8:30 a.m.)</b>			
<input type="checkbox"/> 5/15-16	MKL406 – Marketing & Leasing Strategies for Office Buildings (14 MC Credits #14-00-086-3686; Provider #0192)	SCD*	\$570/\$710
<input type="checkbox"/> 5/17-18	HRS402 – Developing Human Strategies for RE Managers (14 MC Credits #14-00-047-4179; Provider #0192)	SCD*	\$570/\$710
<input type="checkbox"/>	Full Track A courses		\$1,140/\$1,420
<b>ARM® – RES201 Course &amp; Exam (Class 8:00 a.m.-5:00 p.m.; Exam 8:00 a.m.-Noon)</b>			
<input type="checkbox"/> 6/7-9 and 6/14-15	RES201 – Successful Site Management (35 MC Credits #35-00-096-3741; Provider #0192)	SCD*	\$750/\$965
<input type="checkbox"/> 6/16/07	ARMEXM – ARM® Certification Exam	SCD*	Cost included in course price
<b>Track B – Property Operations II (Registration 8:00 a.m.; Class begins 8:30 a.m.)</b>			
<input type="checkbox"/> 6/19-20	MNT402 – Property Maintenance & Risk Management (14 MC Credits #14-00-106-3788; Provider #0192)	SCD*	\$570/\$710
<input type="checkbox"/> 6/21-22	FIN402 – Managing Investment Real Estate; Financial Tools (13 MC Credits #13-00-106-3736; Provider #0192)	SCD*	\$570/\$710
<input type="checkbox"/>	Full Track B courses		\$1,140/\$1,420

\*SCD: Spectrum Center, 5080 Spectrum Drive, Suite 122W, Addison, TX 75001

**Course Cancellation Policy:** To cancel your registration in a course, please notify the IREM® course sponsor by mail, fax, or e-mail.

- If you cancel 10 or more business days prior to the start of the course, you will receive a full refund of your registration fee.
- If you cancel less than 10 business days but a minimum of three business days prior to the start of the course, you may either receive a full refund of your registration fee, or you may transfer to another course offered by another sponsor or via an alternative delivery method. However, there is a \$75 administrative fee to do either.
- If you cancel within three business days of the course start or you are a no-show, your registration fee cannot be refunded, nor can you transfer your registration to another course.

*IREM® Headquarters or IREM® course sponsors may from time to time find it necessary to cancel a course. In such cases, your registration fee will be fully refunded. However, IREM® assumes no liability for any expenses incurred 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 AMEX/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