



Tanglewood Property Press Newsletter



Teamwork and Success

By: Henry Hagendorf

“If everyone is moving forward together, unified in a goal, then success takes care of itself”. This quote is from Henry Ford, the founder of Ford Motor Company. Our business is very complex. Collectively we deal with building repairs, construction, invoicing, receivables, personnel, training, financial analysis, computers and personalities to name a few. All of us have different strengths and skillsets to manage some of these areas; however, no one person can cover them all. This is demonstrated by Lisa Liu and Paul Villarreal in the “Employee Spotlight” section of this newsletter. Lisa is in our Accounting Department and Paul is the Chief Engineer at 5444 Westheimer. Although their responsibilities could not be more different, our business cannot excel without them doing the outstanding work they do in their positions.

Success in most businesses, especially in ours, takes tremendous teamwork. Our company goals are made up of all of our individual and business group goals, and, when accomplished, the results are amazing. I realize that it is often difficult to see how your business achievements fit into and improve the collective goals for the company, but, from my perspective, it is very clear. I enjoy and value teamwork more than any aspect of our business. I sincerely appreciate the efforts and care for your work that each of you contribute every day. The difference between success and failure is a great team. We are destined for more success because I know we have a great team.

I hope you enjoy the first edition of our company newsletter. I want to thank Veronica Honstein for producing this and future editions and Robert Lazzari for submitting the winning entry for the newsletter title. Each of you are encouraged to contribute to the next edition.

Employee News

Tanglewood Property Group is honored to have several long-term professionals that are being recognized for their service with promotions.

AC Lennis has been promoted to Senior Chief Engineer. AC has been an employed with TPG for 32 years. He is directly responsible for the engineering and maintenance at 5599 San Felipe and 5300 W. Sam Houston Parkway. In addition to continuing these duties, AC will provide assistance to the acquisitions team as they look at investment opportunities and provide guidance and mentorship to the engineering staff.

Paul Villarreal has been promoted to Senior Chief Engineer. Paul has been an employee with TPG for 21 years. Paul is the Chief Engineer for 5444 Westheimer and, effective immediately, will be responsible for overseeing the engineering operations for Commerce Green One in Sugar Land. Like AC Lennis, Paul's talents will continue to be utilized in evaluating new acquisitions, and he will also provide guidance and mentorship to our engineering staff.

Francisco Martinez is expanding his responsibilities to being Chief Engineer for 2000 Bering Drive. He will continue to be the Chief Engineer for 2801 Post Oak Blvd. where he has been the Chief Engineer for several years. Francisco has been employed with TPG for 20 years.

Pablo Bacardi has been promoted to Maintenance Technician at the Fox Hall Apartments. Pablo has been employed with TPG for 7 years.

Jorge Sanchez Castañeda has been promoted to Maintenance Engineer at 2801 Post Oak Blvd. Jorge has been with TPG for 3.5 years.

New TPG Properties



Commerce Green One

Commerce Green One is located at 14090 Southwest Freeway. It is a Class A, five-story, 110,036 SF building located in Sugarland. It was built in 1999 and it is currently 88% leased. The major tenants in the building are Fiserv Solutions, Business Suites, and Startex Title.



2000 Bering Drive

2000 Bering drive has a two-story polished marble lobby, covered parking, deli, and electronic access system. It is located in the prestigious Galleria area between the main traffic corridors of Westheimer and San Felipe. The major tenants in the building are Texas American Title, EMS USA, Reasoning Mind Inc. and The Matthews Law Firm.

2000 Bering is a Class B, ten-story office building with 192,211 S.F. It was built in 1982 and renovated in 2004.

TPG will open an on-site management office in the building.

Employee Spotlight



Lisa Liu joins Paul MacInnis and Cheryl Greaux in the Accounting Department at the corporate office at 2801 Post Oak. She has 7+ years of experience in property accounting and comes to us from Transwestern, where she handled the property accounting for 2.2 million square feet of commercial and industrial space.

During her free time, Lisa likes to participate in volunteer work such as for The Rise School of Houston's "Rise & Shine 5k Walk & Run." Also, she sang with the choir at St. Basil School of Gregorian Chant at the University of St. Thomas.

Lisa enjoys participating in network events with the University of Houston Alumni Association. She is also fluent in Chinese; so if you'd like to learn some words, go ahead and ask her!



Paul Villarreal joined Tanglewood Property Group in March of 1994 as the Assistant Chief Engineer at the 5444 Westheimer Building. He was later promoted to Chief Engineer in May of 2002. He has been a leader in the commercial real estate industry since 1987.

Paul has earned many certifications, licenses and awards. He currently holds a 1st Grade Stationary Engineer License, Maintenance Electrical License, and an EPA Universal Refrigerant Recovery License. He is a member of the Association of Chief Operating Engineers and specializes in the technical aspects of mechanical, electrical and HVAC.

Paul is a native Houstonian who enjoys spending time with his wife and two beautiful young adult children. He enjoys being involved in church work, going to the beach, and will soon own a jet ski.

Pondering Corner



Emptying Your Cup

There is a story most of us have heard about a Buddhist scholar who went to visit a Zen master to ask him if he would teach him the Zen way. The Zen master started making some tea, while the scholar started discussing in length all the great knowledge he had acquired during the years and about the many studies he had. As the Zen master started to pour tea into the scholar's cup, he began filling it until it overflowed. The scholar yelled, "Stop! The cup cannot take any more tea, it is full!" The Zen master replied "You are like this cup of tea. You are so full of knowledge and ideas about the way things are, your cup is full, I cannot put anymore in. You must first empty your cup."

- summarized from *The Nebraska Zen Center*

We are like this Buddhist scholar sometimes. Over the years we acquire more and more knowledge and fill our cup so much that we become rigid and cannot be taught anymore. We are so enamored of our own ideas and opinions and so trapped by our conditioning that we fill ourselves up to the brim and nothing can get in. This is when mistakes can happen on the job, and in our personal lives. We must empty our cup enough to be flexible to new information, even if we have been doing our jobs for a long time. Be open and flexible to the feedback of others, slow to be offended, and never think you "know it all."

Make sure to always leave room for more tea.