

THE METROPOLITAN BUILDER

Greater Houston Edition

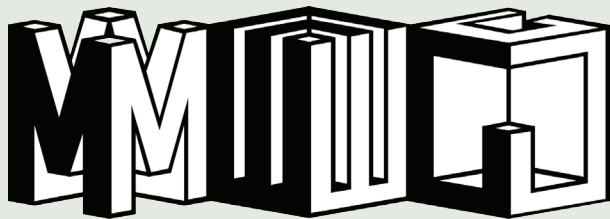
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Frontier Custom Builders,
A Company Built On Dreams

J Blackmon Homes –
A Sense of Place

Dialogue with a Designer:
Madison Miller



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THE METROPOLITAN BUILDER

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PUBLISHER'S *note*



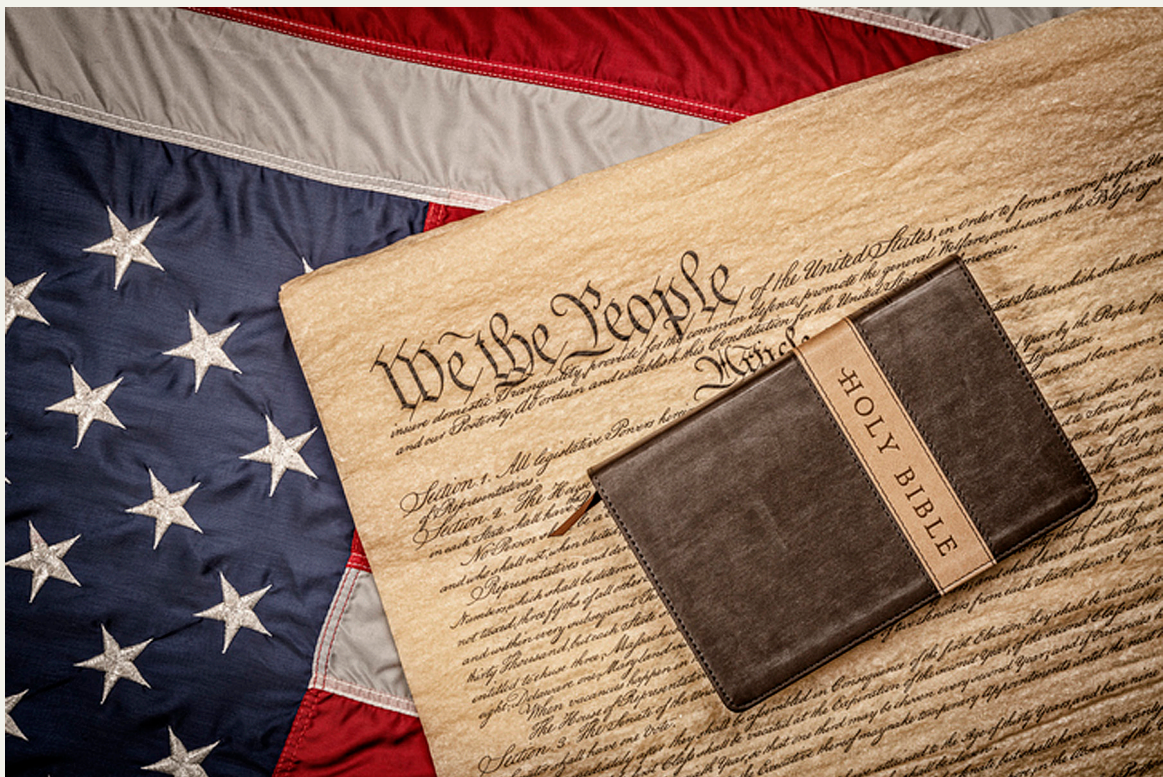
Giselle Bernard, *Publisher*

What If It's True?

In the realm of the many sources of today's news, ideas, and contemplations, there are moments when we stumble upon concepts that spark our curiosity and challenge our preconceived notions. "What If It Is True?" is one such concept that urges us to consider the timeless truth that history often repeats itself.

Asking "What If It Is True" encourages us

to exercise our intellectual freedom. As you engage with this concept, let it guide your thoughts and inspire you to reflect on the cyclical nature of our world. Consider the lessons of the past and wonder about the possibilities of the future. Together, let's embrace this thought-provoking question and explore the rich tapestry of history. After all, what if it is true?





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MASTERING DEADLINES

8 TIPS TO HELP YOU MEET ANY DEADLINE

by Sheles Wallace



Time management is more than just a buzzword; it's the backbone of productivity. In our fast-paced environments, the ability to meet deadlines is crucial. Even if you're passionate about your work, there will inevitably be moments when you face a slump in motivation. During such times, productivity might dip, but it's essential to bounce back when a deadline is on the horizon.

Here are eight productivity tips and time management techniques to ensure you never miss a deadline:

Break it Down: Think of the age-old saying, "Slow and steady wins the race." Divide your projects into manageable steps. This time management technique makes overwhelming tasks seem more achievable and increases the chances of early completion.

Set Measurable Goals: Progress is motivating! Set daily targets for yourself. Celebrate small achievements, perhaps with a cappuccino or your favorite treat, to keep your momentum up.

Progress is motivating; Imagine you're working on a report that requires data analysis from the past five years. Instead of diving headfirst without direction, use time management techniques to establish daily goals.

Example:

- Day 1: Compile all necessary data and categorize by year.
- Day 2: Analyze year one and document findings.
- Day 3: Analyze year two and compare trends with year one.

- Day 4: Continue analysis for the subsequent years, drawing comparisons.
- Day 5: Begin drafting the report, incorporating findings from years one and two.
- Day 6: Complete the draft by integrating the remaining years' analysis.
- Day 7: Review, edit, and finalize the report.

For each day's successful completion, reward yourself. Maybe on Day 1, after categorizing all your data, take a 15-minute break to enjoy your favorite beverage. On Day 3, after identifying some intriguing trends, indulge in a short walk outside. These little rewards are positive reinforcement, making each step feel like a mini-accomplishment, keeping you motivated, and ensuring productivity. Eisenhower's example teaches us that accountability is not just about honoring positive commitments; it's also about standing up and taking responsibility when things go awry.

Overestimate, Then Impress: Projects often come with unforeseen challenges. Instead of under-promising and over-delivering, give a timeline slightly longer than you think you'll need. Finishing early will only boost your reputation.

Be Accountable: Half the battle with time management is taking responsibility. Honor your commitments. If the temptation to delay arises, remind yourself of the potential repercussions of being labeled unreliable.

When the Allied forces planned the Normandy landings,

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Plain Drain Solutions

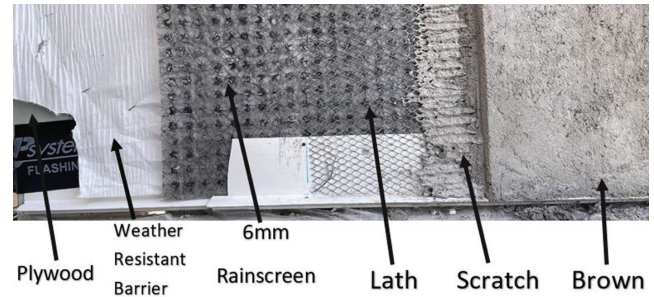
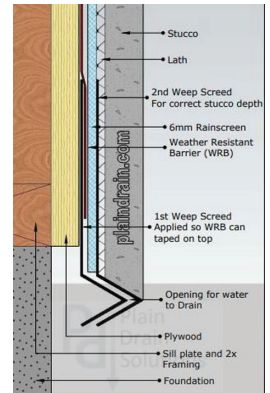
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Frontier Custom Builders, A Company Built On Dreams

By Mary Lynn Mabray, ASID

Imagine a world where dreams take shape in the form of homes, where aspirations find their way into every nook and cranny. That's the essence of Frontier Custom Builders, a down-to-earth company driven by Wayne Bopp's passion for turning visions into reality. Think of it as the real-life version of "Field of Dreams," where their motto is simple yet profound: "If you can dream it, we'll build it."

For a quarter-century, Wayne Bopp and his skilled crew have been the architects of countless homes, each a testament to their commitment to homeowners' dreams. Frontier has become a hub where dreams become tangible, where blueprints and hopes meld into beautiful abodes.

Chatting with Wayne Bopp feels like sitting down with

a seasoned mentor in the art of homebuilding. A self-made man who started in construction over 30 years ago, Wayne's heart has always been set on creating homes. He even built his own first home almost entirely on his own, marking the debut of Frontier Custom Builders.

Wayne's academic background, a degree in Business Administration with a focus on accounting from the University of Houston, has been the compass guiding Frontier's growth. This unique blend of knowledge and experience has helped Frontier evolve into one of Houston's top luxury builders.

Frontier operates as both architectural designers and

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builders, crafting homes that reflect Wayne’s and his team’s expertise. The core principle is unwavering attention to detail and craftsmanship. Over 600 homes, each with its distinct personality, have sprung to life under their skillful hands.

At Frontier, the ultimate goal is to bring clients’ dreams to life. There’s something profound in their approach, an understanding that a home is more than just walls and roofs; it’s where memories are made. Wayne emphasizes, “Being entrusted with a family’s dream is an honor that becomes a part of their story.”

Frontier has emerged as a gem in Houston’s luxury home landscape. They craft communities with thoughtful planning and host a treasure trove of luxury homes on private lots. Their influence also extends to Dallas, Austin and other surrounding areas where custom homes capture the essence of each location.

What sets Frontier apart is their commitment to customer satisfaction. Their focus on crafting positive experiences goes hand in hand with their dedication to turning houses into homes. From cozy home theaters to inviting kitchens and outdoor havens, each space resonates with innovation and quality.



Frontier's journey is etched within the Greater Houston Builders Association. You can explore their offerings at www.FrontierCustomBuilders.com. Or, for a multitude of ideas and more information on creating your own breathtaking custom home, contact them at 281-501-4000 to schedule an appointment to visit their awe-inspiring custom estate.

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Art Deco - A Definitive Design Statement!

These New Trends Celebrate Texture, Fabulous Finishes And Hidden Assets To Elevate The Space!

By Linda Jennings

Fluted Textures and Mixed Metals are hallmarks of the true Art Deco style. From modern sensibilities to edgy yet timeless, these new products celebrate an era alive with beauty and performance. Artistry meets engineering

to create kitchen and bath products that will adorn the most luxurious renovations or new build projects. We invite you to explore these brands that celebrate great Art Deco design.



Magda from MTI Baths

A MODERN DASH OF DECO

MTI Baths celebrates iconic Art Deco style with their release of the sophisticated Magda freestanding tub. As an exquisite example of the brand's luxurious Cosmopolitan Collection, Magda embodies this defining look which skyrocketed to popularity during the 1930s and remains a perennial favorite today. With its streamlined silhouette and bold geometric detailing, the Magda tub has a strong modern elegance that makes a singular style statement. The tub was designed with comfort in mind and includes gently angled backrests and room enough for two bathers. Measuring nearly 66" long, the Magda is offered as a deeply relaxing soaker tub or as an indulgent air bath with a hydrotherapy package featuring 20 air jets with heated blower and oh-so-handy waterproof remote control. As part of MTI's Cosmopolitan Collection, Magda is crafted from cast engineered stone using a proprietary mineral composite blend of organic dolomitic limestone. A meticulous finishing process results in a flawless non-porous surface that is exceptionally durable and easily cleaned. The tub may be ordered in a glossy white finish or beautiful matte options in white, gray or black.



Acquabella's Hoya Totems

SINK INTO SYMMETRY

The Hoya Totem Collection from Acquabella offers a fresh take on the classic pillar basin. With a sleek modern look and elegantly simple design, the Hoya Oval becomes haute couture for the bathroom - a subtle yet dramatic centerpiece in the bath. With their distinctive cylindrical silhouettes, totem sinks have a chic sculptural quality that is dramatic yet refined, making these versatile sinks a smart choice for any

bathroom setting. Measuring 34" in height with a 22" x 14" bowl depth, the Hoya Oval is crafted in Acquabella's signature Dolotek® mineral composite. This superior mineral composite offers a flawless, silky smooth and amazingly durable finish.

CELEBRATING THE ROARING 20's

Gessi partnered with renowned Spanish designer Lázaro Rosa Violán to create the eclectic Venti20 collection of bath hardware. With elegant detailing and simple lines, the award-winning series brings the infectious spirit and joy of the Roaring 20s into modern times. Venti20 has a definite industrial vibe – notice the detailed handles, fluted bodies and reflective cuts – and adds interest with soft curves and inviting textures. Each piece is carefully considered and balanced to look beautiful from every angle. Gessi has expanded the collection to include all manner of mixers for basins, baths and showers, as well as freestanding tubs, washbasin and bidets, and even towel rails and soap holders. Venti20 designs are offered in an amazing selection of fine finishes, from traditional favorites like



Venti20 Hi-Fi Eclectic by Gessi

aged bronze and antique brass to modern options such as chrome and brushed black metal.



Viaggio Hardware's mixed finish hardware

MIX IT UP

Mixing metal finishes is a great way to add an interesting and contemporary look to your home. Viaggio Hardware lets you get creative with their new mixed finish hardware. Whether you're going for a chic, modern, timeless, or elegant look, mixing metals adds visual interest to your space and is a look that will last far beyond 2023. These bold mix-and-match knobs, plates, pulls and deadbolts make a definitive style statement. Crafted from solid forged brass, the mixed finish combinations will feature Circolo Rosette, Circolo Hammered Rosette, Quadrato Rosette and Quadrato Hammered Rosette. Knob options include Circolo and Quadrato, with Contempo, Rebar and the new Fluted Levers also available in mixed finish combinations.

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J Blackmon Homes – A Sense of Place

By Mary Lynn Mabray, ASID

Meet Justin Blackmon and Kerry Levine Bollmann – a dynamic duo of custom homebuilders who have a profound understanding of the concept of “a sense of place” and how it resonates uniquely with their clients.

For Justin, this notion encapsulates the harmony of location, environment, and architectural design. He firmly believes that superior materials, alongside a skilled construction crew, lay the foundation for crafting exceptional custom homes. Drawing from his extensive experience as a project manager with a major Houston-based home builder over 17 years, Justin is a seasoned expert in construction and project management. Having overseen the creation of countless homes, he is the go-to person for turning your dream home into a reality and seeing it through from inception to completion.

Kerry’s perspective on “a sense of place” centers around interior architecture and the art of selection that transforms spaces into cherished memories. With a degree in architecture and recognition as a registered interior

designer in Texas, Kerry brings a wealth of expertise to the table. She believes that a home’s personality is shaped by the selections made – the choices that not only reflect the character of the family residing within but also imbue a sense of belonging. Collaborating seamlessly with Justin, Kerry is the creative force behind the interior design aspects, ensuring each room tells a family’s unique story.

Together, Justin and Kerry form an unbeatable team, channeling their meticulous attention to detail into every project they undertake. Their close-knit relationships with seasoned sub-contractors – from painters and framers to plumbers and electricians – ensure that every facet of their projects maintains the highest standard of quality.

Justin’s expertise goes beyond construction; he is enthusiastic about crafting homes that harmonize with their surroundings. J. Blackmon Homes specializes in a diverse range of styles, from Modern Farmhouse to Traditional and French Country. Their timeless designs grace neighborhoods across Central Houston, Friendswood,



and have even extended to Chapel Hill, Brenham, and Hempstead.

While Justin focuses on customizing homes to their surroundings, Kerry pours her creativity into vital areas like the kitchen/great room, entryway, powder room, and primary bedroom. She understands that these spaces hold the key to a home’s narrative and family history. Top-tier appliances, fixtures, lighting, and meticulous bath details are vital components that reflect the unique stories of the families inhabiting these spaces.

J. Blackmon Homes doesn’t merely construct new homes;

they also excel at renovation projects. With expertise spanning kitchen and bathroom makeovers to expansive exterior expansions, pool houses, and outdoor kitchens, Justin and Kerry possess the vision to see renovation projects through to their stunning conclusion.

More than anything, Justin Blackmon and Kerry Levine Bollmann aspire to be your partners in turning your dreams into reality. They understand that a home is a vessel for creating lasting memories and bringing joy for years to come. Reach out to J. Blackmon Homes at their headquarters on 3215 Morrison, Houston, Texas 77009 or

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contact them at 713-569-6490, info@jblackmonhomes.com and www.jblackmonhomes.com to embark on a journey towards building or transforming your dream home.



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The new mixed finishes are available with Satin Black and Satin Brass only.

DUAL FUNCTION

The Dual-Tier Nova Collection from Ruvati elevates the popular workstation sink to a singular level of stylish sophistication. Nova sinks include all the must-have features of the workstation design but offer the included accessories in a dramatic durable black composite perfect for that modern look. Available in 33" and 45" configurations, the Dual-Tier Nova features stacked pair of tracks allowing accessories to slide into place as needed for prep, serving and clean-up in one compact space. Each

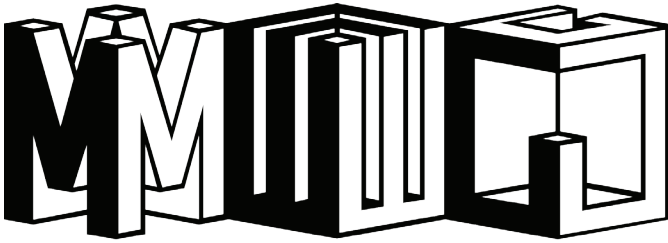
Nova sink includes a composite cutting board flat on one side and raised on the other to function as a serving tray, a patented, foldable drying rack, a platform with mixing bowl and colander set, and a three-bowl serving board.



The Dual-Tier Nova Collection from Ruvati

To find out more about the hardware and fixture products mentioned here, visit their websites:

www.mtibaths.com • www.acquabella.us
www.gessi.com • www.viaggiohardware.com
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Photos courtesy of Fairmont Custom Homes

Customer Reviews

Matt Sneller -
Sneller Custom Homes

We are a custom builder/remodeler and have been working with Esvin/MWG for about 4 years now. They are one of our best trade partners that we have. Esvin is extremely creative and great around our clients, but he also does what he says he's going to do and is great about staying in communication. He has done everything from simple framed glass shower doors to very detailed shower enclosures to custom cabinet doors to a custom metal and wood table for our new conference room. I would highly recommend working with MWG!

Michael Pelletier
President/Owner Fairmont Custom Homes

We have been working with Esvin Tista and MWG Innovations for over 5 years. Esvin is our go to for shower glass and mirror work. I am proud to say that we have been able to set market trends with the help of MWG Innovations and his excellent customer service. Rarely, do I find an individual that is as reliable as Esvin in our world of building custom homes. Esvin has been a great partner for Fairmont Custom Homes bringing excellent value to our customers and helping us become the number one builder in Fulshear, TX. We look forward to our continued relationship with MWG Innovations.

Brandon Kraut -
Construction Project Manager at Urban Craftsman
The MWG team does beautiful work, has great customer service, communicates clearly, and provides a great experience! I am a project manager for a custom home builder and we exclusively use MWG for our shower enclosures and glass work. I had them do my new shower enclosure at home as well. You can't go wrong with MWG!

Sales Professionals



Esvin Tista - *Esvin@mwginnovations.com*

In his 12 years of experience in the glass industry, Esvin found himself wanting to do more than install glass. As a true Texan, he believes everything is bigger in Texas and decided to open his own business in 2018. Esvin is talented and has the passion and vision for designing and fabricating unique pieces of art for metal, wood, and glass consisting of shower doors, vanities, mirrors, handrails, and more. He credits his passion to his loving family and success to his professional team. When his not working, you will find Esvin enjoying the beautiful Houston weather fishing, hoping to catch more than a cold breeze on a sunny, rainy day, all in one trip to the bay!



Lilian Tista - *ltista@mwginnovations.com*

Lilian is experienced in management accounting. In search of a better balance between work and family time, she joined Metal Wood Glass Innovations LLC in 2021. Her commitment is to provide excellent service, helping the corporation to create and build a better business. She enjoys the opportunity to serve customers on a personal level and the originality behind each project. She spends her free time with her son. She loves to run, and occasionally you will find her running marathons and obstacle course races.



Dialogue with a Designer

Madison Miller

MWG INNOVATIONS - With a passion for designing and working with glass, Esvin Tista founded MWG Innovations in 2018 on the idea that offering custom bath glass and mirrors for new construction and remodeling projects should fall in the line of an exquisite art job. Esvin takes great pride in creating unique pieces of art designed to bring life to the ideas given to him by the builders, designers, and trades he partners with. His work includes intricate designs of fabricated unique custom metal, wood, and glass pieces for shower doors, vanities, mirrors, handrails, and more. MWG Innovations is committed to providing all clients with high-quality products and services that yield outstanding customer satisfaction.

This month MWG INNOVATIONS speaks with Madison Miller, Founder and Principal of Madison Avenue Design, an American Designer known for creating ultra-luxury residential, commercial, hospitality, and retail environments. With a distinctive vision of authentic enrichment and site-specific designs signature to her body of work, Madison is nationally recognized as one of the country's top designers.

Madison's exacting attitude toward her designs is mirrored in her craftsmanship and dedication. Her commitment

to luxury design and construction was birthed when she shadowed her dad on job sites instead of attending preschool. She is equipped with honors from Texas A&M University School of Architecture in Sustainable Architecture and City Planning, Business Leadership and Communications, and an AAS in Interior Design. Following graduation, she expanded her industry knowledge in a coveted internship with Scene One Interiors, one of Houston's most prestigious residential design firms, where she quickly climbed to Senior Lead Designer. Madison honorably holds the industry's most recognized indicator of proficiency in Interior Design principles and commitment to the profession, the National Council for Interior Design Certification.

Classically trained, Madison's portfolio boasts of her skillfulness and sophistication, where she brings clients' dreams to life. Amongst high-end residential, you will find luxury wedding venues, quality rehab and medical facilities, opulent vacation homes, and beautiful ranch properties. Madison is currently designing for a new age of elevated design with a distinctive vision of authenticity desirable to any project scope.

Continued on page 18



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Sales Professionals



Jeff Steiner -
jsteiner@bathsofamerica.com

Jeff has always enjoyed working with people and being able to offer them his exceptional services. No matter the size of the job, Jeff makes sure that the customer is satisfied and that the job he started gets his full attention until completion. After sales, Jeff also follows up with clients to ensure they are aware of the functions of the products they have purchased and if he can assist in any product demo in person. Jeff, along with his assistant, Hillary Ratliff, started the appliance builder sales division at Baths of America. He has been in the appliance industry for 30 years now and has led Baths of America to one of the largest appliance dealers in Houston, TX.



Hillary Ratliff -
Hratliff@bathsofamerica.com

Hillary has been in appliance builder sales for the past four years and has no plans to go to another industry. Assisting Jeff with his builders, Hillary makes sure that products are ordered, scheduled for installation and the logistics of jobs are handled sufficiently. Hillary enjoys the appliance category as it is a very niche, and the relationships that she's made in this industry. Helping builders and meeting new clients and industry partners has become a reason why Hillary plans to keep continuing her plans to grow in the appliance industry.



Chadney Alvarez-
chadney@bathsofamerica.com

Chadney has been in plumbing and hardware sales for 25 years now. Starting as a bookkeeper at EXPO Design Center at age 18, she has developed herself into one of the leading salespersons in the plumbing and hardware industry. Developing customer relationships is very important to Chadney and a key reason why she's been very successful in maintaining her business. Starting from the beginning, when plans are just on paper, making selections, and seeing the final projects come to fruition a year or so later makes me love what I do.

Customer Reviews

Brian Phillips - Cayson Graye/Alair Homes

As a custom home builder, we have specific needs when it comes to appliances for our projects. Jeff and his team offer not only the selection we need for our clients, but also the expertise, competitive pricing and professional installs. Baths of America is a vendor with whom we are very proud to partner.

Courtney C - Client

After having a horrible experience at another appliance dealer, we stopped into Baths of America on a whim and were paired with Vincent. We told him about our situation and the terrible experience we had been having with the other company, and he was able to get us our appliances in a reasonable time. Not only was he upfront with us, but he was in constant communication with us throughout the whole process. We had some issues with installation on our end due to our contractor's mistake, and Vincent was even able to help us remedy the situation. Thank you, Vincent for helping us 100% through the whole process and always being in constant communication. True customer service!

Coraline Wheeler - Designer Details

Love! Love! Love this place. You will be pleasantly surprised to enter a beautifully designed showroom with a lot of exciting eye candy!! Every time without fail, the customer service has been excellent. Their knowledge and quick turnaround with quotes are always impressive, especially given the current environment. The range of products is a visual delight as well as impressive to take clients to when sourcing appliances, faucets, hardware etc. A must-visit! You won't be disappointed.



Photos By Gisele Parra

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MWG INNOVATIONS: *What motivated you to enter interior design?*

Madison Miller: Architecture, build, and design have been a part of my life for as long as I can remember. I grew up in the business. My dad has been a custom home builder for over 35 years. His dad was a custom home builder! And HIS dad was a custom home builder! No kidding! I come from a multi-generational family of builders, designers, and artisans, and it truly feels like it is in my blood to be doing what I do. I always knew I wanted to get into the custom home industry, but I needed to understand design’s magnitude and importance in these builds. It wasn’t until after I graduated Texas A&M and got a fantastic internship at Scene One Interiors in Houston, Texas, that revealed all this to me. That internship turned into a 5-year long journey at that firm, and I just became completely obsessed. I was completely blown away and fascinated with the Owner and my greatest design mentor, Steve Clifton. Those years validated everything I thought I should be doing with my life, and I have not looked back since.

MWG INNOVATIONS: *How has the field of interior design changed since you graduated?*

Madison Miller: I have seen a significant shift in the need for Interior Designers to be involved on projects. Go back 10-15 years and the builders heavily drove luxury new construction homes. A lot of the builders design their projects on their own, without a Designer. So I’ve seen a huge increase in demand for hiring a Designer.

MWG INNOVATIONS: *How can an experienced interior designer help a custom home builder or a remodeling contractor with their building or remodeling projects?*

Madison Miller: An experienced interior designer is honestly what MAKES the projects! I genuinely believe it is the most important role in any project, whether commercial or residential. The Architects are focused on the overall, large-scale flow of plans, and the Builders have so much on their plates in executing the actual build. A Designer brings that extra set of detailed eyes to comb thoroughly through plans and builds to bring forth ideas that may not have been thought of.

MWG INNOVATIONS: *What sets you apart from other designers?*

Madison Miller: *My complete and thorough understanding of the building process.* I work far in

Continued on page 20



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Richard Arnold -
richard@ifhouston.com

Richard Arnold is the proud co-founder of International Flooring and is based in Houston, TX. With over 25 years of experience in the building industry, Richard has worked his way up from Construction Manager overseeing over 200 home builds to becoming the CEO of three construction companies: International Flooring,

Texas Treads, and Karina Homes. His robust construction knowledge qualifies him to solve a variety of building needs, from product sourcing to installation, crew management, and more. Richard takes a hands-on approach with clients through multiple job site visits and straightforward advice. Working with Richard means connecting with Houston's top custom builders, designers, and remodelers

Customer Reviews

David Herzog, CEO - Herzog Homes, LLC

Herzog Homes has built over 2,000 on the east coast. When we opened our Texas division, we learned of Richard Arnold, owner of International Flooring, by way of a very strong recommendation from our construction lender. Any referral from a construction lender is extremely credible. We met with Richard and the rest is history. They installed the flooring in our first home over 5 years ago, and they have done every home since, including two of my personal homes. Accordingly, we have given Richard and his company abundant referrals to customers, friends, designers, and builders alike. Additionally, we strongly recommended them to the CBUSA builder chapter for membership. This is a very selective organization, comprised of over 50 regional builder who work with our internally approved trade contractor and suppliers. After membership vetting, they were accepted, and we are elated to have them as part of the CBUSA team. Richard and International Flooring have executed expertly, their employees are professionals, and we cannot say enough great things about this company. They are regularly voted favorite quarterly trade by our team, and we look forward to decades of continued partnership. I am happily available to discuss our superb relationship with International Flooring. I can be reached at David@HerzogHomes.com or 832-314-9000.

Selena MacKay, Owner of The WM

International Flooring is my go to source for flooring. The selection is outstanding. Richard is very knowledgeable and is able to always meet our budget with quality products that make my clients super happy!! The service is excellent and overall a great experience working with him.

Steve Gulledge, Gulledge Homes

I highly recommend using International Flooring for all your flooring needs. Richard Arnold, an owner of International Flooring, knows his product inside and out. He can explain the different wood species and flooring options to my clients, so they are well-informed in making their flooring decisions. Richard bids on the job and walks the jobs, overseeing the jobs closely. He communicates daily and closely with his project manager, Eduardo Trigo with whom I really enjoy working. International Flooring provides my clients and I with outstanding service. If there are issues with punch items, they take care of it right away. I must add that Richard has built an island butcherblock countertop for me that turned out fabulous.

Continued from page 18

advance of the build timeline, which then streamlines and can even expedite the entire process. I completely take the pressure off the client and the builder.

MWG INNOVATIONS: *What has been your most challenging project and why?*

Madison Miller: Probably this TRUE Feng Shui-style home. I had only studied Feng Shei design for about one week in design school, so I had to completely immerse myself in the books to learn the basic principles and rules. It was interesting.

MWG INNOVATIONS: *What are some common mistakes builders and homeowners make?*

Madison Miller: In terms of design – they often overlook simple ideas or design solutions that can create a big impact.

MWG INNOVATIONS: *Speaking about staying current, how do you keep yourself up to date with all the design trends happening in the industry today?*

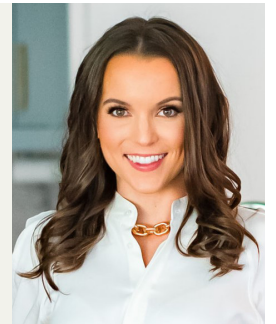
Madison Miller: I stay current because I am literally all over the place. I do not “specialize” in one design aesthetic or style. I specialize in really good design. So, by the nature of that beast, I constantly have to research and develop various styles of homes and commercial properties. From a wedding venue to an addiction rehab facility to various home styles. I am constantly searching, looking, and paying attention to design trends and details. It never stops.



Photo By Gisele Parra

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Madison Miller
Founder and Principal
5516 W 34th Street, Suite A
Houston, TX 77092
713-899-8984

madison@madisonavedesign.com
www.madisonavedesign.com



Continued from page 4

they were aware of the high risks involved. It was a complex operation with countless variables, many of which could lead to failure. Recognizing this, Eisenhower penned a brief note on the eve of D-Day to be released in case the invasion failed. The note read:

“Our landings in the Cherbourg-Havre area have failed to gain a satisfactory foothold, and I have withdrawn the troops. My decision to attack at this time and place was based upon the best information available. The troops, the air, and the Navy did all that bravery and devotion to duty could do. If any blame or fault attaches to the attempt, it is mine alone.”

Empathize with Your Client: From their perspective, imagine the impact of a missed deadline. Just as a delayed wedding cake can ruin a special day, your missed deadline might cause your client significant inconvenience or financial loss.

Self-Motivate: If you’re a serial procrastinator, find ways to light that metaphorical fire. Set personal stakes. For instance, promise a loved one a treat if you meet your target

ahead of time, ensuring you’re driven to succeed.

Set Earlier Personal Deadlines: Time management skills often involve tricking your mind. Setting a deadline for yourself earlier than the actual one creates a buffer for any unforeseen delays.

Offer Incentives for Punctuality: If you can do so, provide discounts or benefits if a project gets delayed. This assures your client and adds an extra layer of motivation for you.

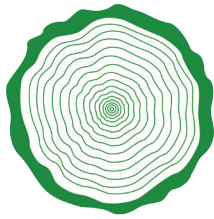
Time management skills and productivity tips are invaluable assets in the professional world. Whether you’re an entrepreneur, contractor, or part of an organization, consistently meeting deadlines is pivotal in defining your success.

Sheles Wallace

Award-Winning Profit Accelerator Coach

ActionCOACH | Billionaire Thoughts

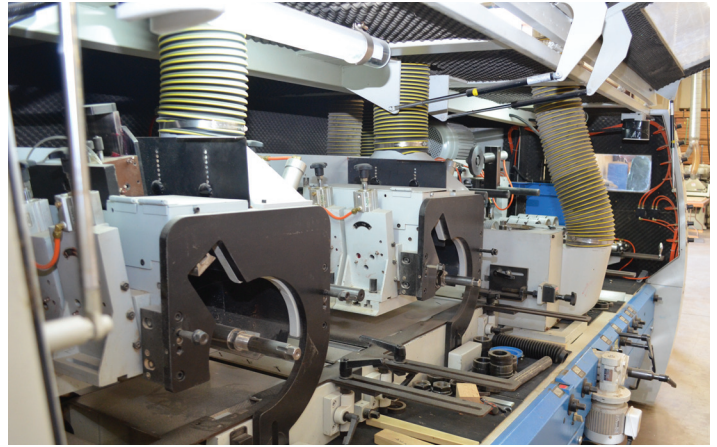
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Customer Reviews

Cullen Franz - Savannah Grace Homes

“Hardwood Products has gone over and above to source the best quality materials for the best price to help me grow my business. Kenny Francis and the HWP team has provided me with outstanding customer services that leaves other competitors in the dust. I can't say enough about the value that I have received in partnering with HWP. My custom homes have never looked so good !! Thank you Kenny and HWP !!”

Matt Sneller – Sneller Custom Homes and Remodeling

“I have known and worked with Kenny/Hardwood Products for over 15 years. We consider them to be one of our most loyal and trusted trade partners. We are a custom builder/remodeler and use them for a lot of our interior and exterior trimwork/materials. Their pricing is fantastic, but even better than that is their customer service. Kenny is always easy to get a hold of and super responsive to any issue that arises. We would highly recommend using them!”

Rick Davis - DC Kitchens & Remodeling

I can't say enough about working with Hardwood Products. I've been in business for about 35 years and have been working with Hardwood products for as long as I can remember. I find their entire staff trustworthy and extremely professional, especially Kenny and Laura. The entire staff has a full understanding of their extensive line of hardwood products. I find that they are extremely dependable, and their customer service is outstanding. They always go out of their way in providing the very best in high-quality materials and for the best price. Not only that, I find them to be very dependable. I can trust that they will always be on top of things. I feel more comfortable working with them than anyone else.



**Charlie Molloy -
cmolloy@hwp.us**

Charlie has over 30 years of experience in the building material industry, dating from 1992 to the present. He has expert knowledge of most building products, including hardwood lumber, plywood, cabinet hardware, plastic laminate, and custom moldings. In his previous years, he was a manager in the grocery industry for Eagle Discount Supermarkets and Randall's Food markets in the Houston area. His strengths include managing employees, customer service relations, logistics, and outside sales. He has lived in the Houston area since 1968 and spent his childhood in Spring Branch, graduating from Spring Woods High School. He went to the University of Houston where he majored in Music, Hotel and Restaurant Management, and Business management. Hobbies include playing the National Anthem with his trumpet at professional baseball games, hiking in the Big Bend area, and woodworking. Charlie has been married 39 years and has one son, a daughter, and two grandchildren.



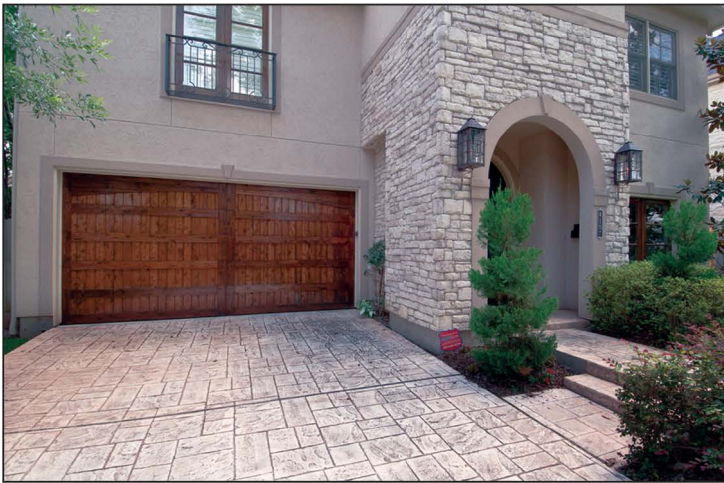
**Kenny Francis -
kfrancis@hwp.us**

Kenneth has 32 years of experience in the building industry from 1990 to present. He started at Wilsonart in 1990-2001 in the Houston area. He was employed as the operations manager of over 27 employees. He decided to take his sales knowledge & expertise to Hardwood Products 2001 - present. Kenny enjoys working with companies & building relationships. From commercial millwork shops and remodelers to Custom Builders. Every day is a challenge, from supply & demand to rising costs. Providing innovation & service for the customer is the bottom line. Kenny has lived in Houston his entire life & knows the area well. His hobbies are anything outdoors, from hunting and exercise to sports. He has a wife of 17 years & two beautiful daughters.

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