

# PennDel News

## President's Message

**Bill Brown**

*President, PennDel AHMA*

As the holiday rush begins, our Fall Management Conference is becoming a memory. With the Wilmington waterfront as a backdrop, attendees garnered valuable information about such topics as fair housing, customer service, Tax Credits, running service programs on a shoestring, the Violence Against Women Act, and the relationship between maintenance and management personnel. As always, the Share the Knowledge panel members updated our members on what's happening behind the scenes in HUD and local agencies.

Anne Sadovsky's keynote address, "Life is What Happens While You're Making Other Plans", resonated with everyone. The Vendor Expo offered vendors and members an opportunity to interact on a more informal basis than the usual on-site meetings.

Follow this [link](#) to bring memories of our Fall Management Conference to life. And, while you're remembering all the great times had this year, mark your calendar for the 2016 Fall Management Conference, September 28-29, when we'll return to Dover Downs to increase our management/maintenance/social services knowledge . . . and make even more wonderful memories!

The PennDel AHMA Officers and Board of Directors barely take time to catch their breath after the fall conference before holding the strategic planning meeting for the upcoming year. In addition to discussing and approving the budget, receiving reports from all committees, and reviewing the proposed meeting and event schedule, the Officers and Board set goals for the next year. In 2016, PennDel AHMA looks forward to



- ✓ Updating our by-laws
- ✓ Expand our outreach with Social Service personnel
- ✓ Pump up and Refresh our Fall Management Conference

PennDel AHMA kicked off the holiday season with our annual Holiday Lunch, with great food, a terrific spontaneous speaker, and, as always, the toy drive for Salvation Army was a very visible demonstration of the great generosity of our members. With the holiday rush upon us, may you enjoy the many celebrations, time with friends and family, and traditions both old and new. I wish all of you healthy, safe, and happy holidays.



L-R: Ken Pagano; NAHMA President, Kris Cook; NAHMA Exec Dir., Jay Laff, Charitable Committee Chair; and Bill Brown, President

### **PennDel AHMA donates \$10,000 to the NAHMA Educational Foundation**

PennDel AHMA was pleased to present the NAHMA Educational Foundation with a check in the amount of \$10,000. The funds were raised with profit from the 2015 *Fall Management Conference Journal*.

*More about the Educational Foundation and scholarship winners on page 11.*

*Congratulations!*

**PennDel AHMA awarded AHMA of the Year!**

*More about the award on page 10.*

### **What's in the News?**

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## 2015 Officers and Directors

### Officers

#### President

William P. Brown, Jr.

#### 1st Vice President

Deborah Neagu, NAHP-e

#### Treasurer

Jody Dimpsey, CPM

#### Secretary

Jay Laff, NAHP-e

### Directors

Judy Batchelder, ARM

Sharon Jacob

Marty Josephs

Mark Morgan, CPM

Eric Naftulin, NAHP-e

Kenneth Penn, CPM

Richard Skoczylas, CPM, NAHP-e

### Advisors

Lisa Case, PHFA

Susan Eliason, DSHA

James McGrath, SHCM, NAHP-e

Michael B. Simmons, CPM, NAHP-e

### Executive Director

Gerri Aman, 856-786-2183

### Mission Statement

PennDel AHMA serves as a vital resource for technical education and information, fosters strategic relations between government and industry, and recognizes those who exemplify the best in affordable housing.

PennDel AHMA's mission is to support legislative and regulatory policy that promotes the development and preservation of decent and safe affordable housing.

The National Affordable Housing Management Association (NAHMA) is the leading voice for affordable housing, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing.

# Welcome to our New PennDel AHMA Members!

### Regular Member

**Hace Management Co.**, Philadelphia, PA; David Gonzalez

**People's Emergency Center**, Philadelphia, PA; Trina Wallace

**Sansom House**, Philadelphia, PA; Shaconda Dennis

### Affiliated Properties

**Geneva House**, Presbyterian Senior Living; Karen Stephenson

**Hawk's Nest I and II**, Presbyterian Senior Living; Catherine Needham

**Mallard Run Apartments**, Interstate Realty Management; Amanda Dewire

**Presbyterian Apartments**, Presbyterian Senior Living, Steve Knaub

**Schartner House at Carroll Village**, Presbyterian Senior Living; Steve Knaub

**Shrewsbury Courtyards**, Presbyterian Senior Living; Pam Carver

**Silver Spring Gardens**, Presbyterian Senior Living; Marcia Robinson

**Springwood Overlook**, Presbyterian Senior Living; Cindy Mull

**Stony Brook Gardens**, Presbyterian Senior Living; Tracey Wilkens

**Terry Apartments**, Interstate Realty Management; Stephanie King

**The Oaks**, Presbyterian Senior Living, Catherine Needham

**Wesley House At Quincy**, Presbyterian Senior Living; Bobbie Jo Nailor

**WP at Bloomsburg**, Presbyterian Senior Living; Sue Williams

**WP at Carroll Village**, Presbyterian Senior Living; Steve Knaub

**WP at Parkesburg**, Presbyterian Senior Living; Donna Stephens

**WP at Stewartstown**, Presbyterian Senior Living; Gloria Duncan

**WP at The Long Community**, Presbyterian Senior Living; Teresa Myers

**WP at Windy Hill**, Presbyterian Senior Living; Candy Roberts

### Associate Members

#### ADR Services & Atlantic Flooring

*Painting, Remodeling & Floor Covering*

Roxane Mandel

#### Anchor Pest Control

*Pest Control*

Carmen Reino, [www.anchorpestcontrol.net](http://www.anchorpestcontrol.net)

#### Delaware Apartment Association, Inc.

*Apartment Association of Delaware*

David Garrett, [www.daaonline.org](http://www.daaonline.org)

#### Kramer+Marks Architects

*Architecture/Interior Design*

Donna McCauley, [www.kramermarks.com](http://www.kramermarks.com)

#### New Courtland Senior Services

*Housing, Healthcare & Supportive Services for Seniors*

Michael Hagarty, [www.newcourtland.org](http://www.newcourtland.org)

#### The Nubo Group

*General Construction, Demolition, Landscaping*

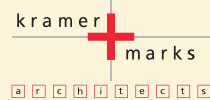
Anna Davila, [www.thenubogroup.com](http://www.thenubogroup.com)

#### Zillow Rental Network

*Marketing, Rental Advertising*

Jenny Hoefel, [www.zillow.com](http://www.zillow.com)

### ADR Services & Atlantic Flooring



## Pennsylvania Delaware Affordable Housing Management Association

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Riverton, NJ 08077

856-786-2183, Fax 856-786-1264

[penndelahma@comcast.net](mailto:penndelahma@comcast.net)

[www.penndelahma.org](http://www.penndelahma.org)



# Michael B. Simmons, CPM Receives Industry Partner Award



**Bill Brown** presented **Mike Simmons, CPM**, with 2015 Industry Partner Award during the Fall Management Conference. President Brown stated that Mike, President & CEO of Community Realty Management, began his property management career more than 40 years ago and has an impressive resume and a long list of professional accomplishments. However, it is his unwavering support of PennDel AHMA that won him the unanimous nomination for this award.

Mike joined the PennDel AHMA board as a Director in 2007. He then moved into an advisory position. He encouraged his staff to become involved resulting in **Suzanne Sigmund** serving as the 2010–2011 president, and **Deb Neagu** currently serving as our First Vice President.

Mike has generously supported the *Fall Conference Journal* each year through full page ads for all Community Realty Management properties. He has encouraged participation in the NAHMA Communities of Quality program with 18 properties achieving COQ status, including one National Winner. Community Realty Management Properties participate in the annual calendar poster contest and their residents apply for and receive NAHMA Educational Foundation scholarships.

*Congratulations to Mike on receiving the 2015 PennDel AHMA Industry Partner Award!*

## Arden Sokolow is New Multifamily Housing Director for HUD

The U.S. Department of Housing and Urban Development (HUD) has announced that **Arden Sokolow** has been named Multifamily Housing Director for the New York and Philadelphia regions. Her first day was Monday, Nov. 16.

Sokolow has worked extensively in affordable housing and community development, in both state and local government as well as the private sector. She most recently was the managing director of Housing Recovery Programs for the New York State Governor's Office of Storm Recovery, where she has managed a \$1.5 billion recovery program funding repairs, elevations, rebuilds and mitigation for single-family homes, multifamily properties and community assets impacted by Superstorm Sandy.

Based in the New York City regional office, Sokolow will oversee asset management of HUD's extensive Multifamily Housing portfolio in the New York and Philadelphia regions, comprising rent-subsidized properties for families (Project-Based Rental Assistance), seniors (Section 202 Housing), and people with disabilities (Section 811 Housing). She also will be responsible for Federal Housing Administration (FHA) insurance underwriting and loan production. FHA has been an industry leader in the production and preservation of affordable multifamily housing since its creation in 1934. Sokolow will serve as a key liaison with the housing industry, public officials, community organizations and other stakeholders.



*Congratulations to  
Laura Spataro  
on the birth of  
Nicholas Michael Spataro  
on Tuesday, June 16, 2015*

**Keep in touch with PennDel AHMA!**

A click on these logos  
will take you to our pages!



**LinkedIn**



October 8 & 9, 2015  
The Chase Center  
Wilmington, Delaware



# 2015 Fall Management Conference

A Special  
Thank You to Our  
Sponsors!

Over 326 conference attendees and vendors gathered in Wilmington, Del. for the 12th Annual PennDel AHMA Fall Management Conference and Expo. The conference featured eleven educational sessions, recognition of accomplishments, our annual food drive benefitting the Food Bank of Delaware, a vendor expo, and networking opportunities. PennDel AHMA was proud to welcome 6 new Maintenance Credential holders and 3 new Communities of Quality. A very special thanks to our generous sponsors who helped make this annual event a success!

**Keynote Speaker Sponsor**



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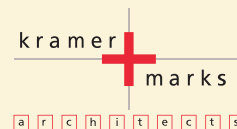
**Breakfast Sponsors**



**Expo Reception Sponsors**



**Networking Reception Sponsor**



**Education Session Sponsor**



**Afternoon Breaks Sponsors**



**Community Realty Management celebrates 6 new maintenance credential holders and a new Community of Quality property.** L-R: Bernardo Coles, CPM; Jason Reavis NAHMT; Jose Rivera NAHMT; Dwayne Bynum NAHMS and Kim Avant from Opportunities Towers I & II; Luis Mateo NAHMT; Manuel Bobe NAHMT; Michelle Storino, ARM and Gregory Burroughs-NAHMS. Not pictured Pedro Clarke- NAHMS

Thursday & Friday  
October 8 & 9, 2015  
The Chase Center  
Wilmington  
Delaware





L-R: Bill Brown, President and Deb Neagu, First VP

## PennDel AHMA Members Give Back to Our Community

Fall Management Conference attendees generously donated over 400 pounds of food to the Food Bank of Delaware. Continuing the spirit of giving, a donation was made to the Wounded Warrior Project in lieu of giving speakers gifts during the conference.



**WOUNDED WARRIOR PROJECT**



More photos online [here!](#)



December 4, 2015 Philadelphia, PA

## Holiday Luncheon, Business Meeting & Annual Toy Drive

Over 100 PennDel AHMA members gathered at the Hilton Philadelphia City Avenue for our Annual Holiday Luncheon and Toy Drive. In the true spirit of the season our tables were filled to capacity with toys donated by members, to the Salvation Army. **Major A. Philip Ferreira**, Philadelphia Director of Operations for the Salvation Army, thanked the members for their generosity and told them what these toys mean to the children who will receive them.

Special thanks to our speaker, **Jessica Shawaluk, Esq.** of Cohen, Willwerth and Marraccini, for coming to the res-

cue. Jess stepped in with only a few hours notice when our scheduled speaker, **Scott Badami, Esq.** was hospitalized and unable to attend. Attendees heard A Fair Housing Act discussion on Disparate Impact, Disability, and Discrimination.

The luncheon ended with the presentation of a gift to past president **Suzanne Sigmund, CPM** in recognition of her retirement earlier this year, as well a token of appreciation from PennDel AHMA for her service to the association.



More photos  
online [here!](#)

# Attendees Pick Up “Tools of the Trade” at Maintenance Matters



Maintenance Matters, the unique industry program which debuted in 2014, was presented to members of both PennDel AHMA and IREM Chapter No. 3 Delaware Valley. The venue was moved to Valley Forge Convention Center in King of Prussia, PA where nearly 200 maintenance technicians and supervisors attended specific training classes on a myriad of topics as well as hands-on instruction by experts from several manufacturers. The joint effort by the two organizations produced some of the finest instructors from the region including: Wesley Miles on “REAC”; Dan Dvorak and Stan Wellinsky from Valcourt discussed, “Façade Maintenance”; Andrew Goldberg, also one of the co-founders and sponsors of the event who addressed, “Responding to Black Water & Water Damage”; and George Cowden from sponsor Multi Housing Depot reviewed “Cabinet & Counter Top Training.” One of the many new facets this year was presented

by Vince Marone from Ferguson who provided several experts from various manufacturers who demonstrated products, repair/installation techniques. Following lunch, Chapter 3 president Ingo Kraus from Altman Management spoke to the crowd and extended appreciation on behalf of the associations. Immediately following the midday break, a special panel discussed a variety of topics including “Closing the Communication Gap Between In-Field Engineers and Property Managers” along with “Sustainability.” Serving as moderator was Chapter VP Sal Dragone, CPM, who has been a distinguished speaker and trainer in the industry for many years. The day overall provided the opportunity for service personnel to focus on issues affecting their daily responsibilities and judging by the large turnout and the positive feedback received, attendance will grow exponentially for the 2016 event. ■



PennDel AHMA President Bill Brown at registration with Exec Director Gerri Aman and Chapter 3 AE Jo Ann McKay aided by RestoreCore's Tami Lewkowicz



Dan Dvorak and Stan Wellinsky from Valcourt present a class for attendees during the morning session



Sponsors for the day were George Cowden, Multi Housing Depot by ARI; Vince Marone, Ferguson; Kristin Worrell, Hillmann Consulting; and event co-founder Andy Goldberg from RestoreCore



A rep from Sharkbite provides one of the numerous hands-on product demonstrations for members of both organizations



Chapter 3 President Ingo Kraus, CPM, welcomes attendees during lunch which offered a break between morning and afternoon sessions



A special panel of industry experts opened the afternoon session discussing a myriad of topics

*More photos on next page!*



# Maintenance Matters!

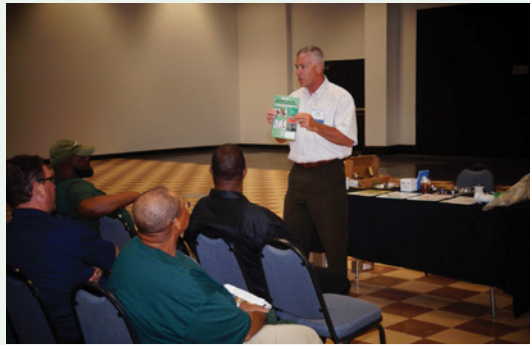


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Wesley Miles, ARM, one of the industry's most respected trainers, presented a class on REAC inspections during the morning session

Alan Cohen from Watco was one of several manufacturers' representatives who provided answers to product and technique questions



It was lunch Philly-style for attendees at the Valley Forge Convention Center with cheesesteaks and hoagies among other delicacies

*More photos online [here](#).*

Thank you to our sponsors!

Main Event Sponsor



Event Sponsors



Have you moved recently to a new property? Gotten a new email address? Changed jobs? Help us keep in touch with you. Send your updated information to [PennDelAHMA@comcast.net](mailto:PennDelAHMA@comcast.net)



## A Call to Action!

**T**o meet our mission of serving as a vital resource for technical education and information, PennDel AHMA engages in many different types of activities, evidenced by its numerous diverse committees. Our members have equally numerous and diverse talents and skills. Committee membership is not limited to members of the Board of Directors.

If you would consider using your talents and skills serving on a PennDel AHMA committee, please contact Gerri Aman at 856-786-2183 or [penndelahma@comcast.net](mailto:penndelahma@comcast.net).

Congratulations!

## PennDel AHMA awarded AHMA of the Year!

NAHMA has announced that PennDel AHMA has been awarded AHMA of the Year in the Small AHMA category. NAHMA Executive Director Kris Cook notified President Bill Brown via email stating, "We feel that PennDel AHMA is instrumental in furthering the cause of excellent affordable housing and maintaining its high standards in the industry.

Your award for AHMA of the Year is well deserved!"

Award winners will be honored during the NAHMA Industry Awards Ceremony that will take place at the NAHMA 2016 March meeting, on Monday evening, March 7, 2016 at the Fairmont Washington, Washington, DC.

## 2015 Education and Training Wrap Up

On **May 14** **Jenny DiSilva** (shown at right) of PMCS led 118 attendees through a seminar **EIV Discrepancies: How to Dissect, Resolve, and Prevent Them**. The seminar was held at the Radisson Hotel, King of Prussia, PA.



On **June 17-19** NAHMA certified trainer **Janice McNally** (shown below at left) served as the instructor to 26 managers attending the NAHMA **Certified Professional of Occupancy (CPO) Course**. This 3 day course and certification exam were held at the Radisson Hotel, Trevoise, PA. For more information about the CPO certification visit [www.nahma.org/education/certified-professional-occupancy](http://www.nahma.org/education/certified-professional-occupancy).



On **October 13** in Mt. Laurel NJ PennDel AHMA and JAHMA co-sponsored **NAHMA Advanced Issues in HUD Occupancy (ACPO™)**. NAHMA certified trainer **Gwen Volk** (shown at left) of gwen volk INFOCUS, Inc., led the sold out course. This comprehensive program covers advanced topics related to working with the HUD 4350.3 Occupancy handbook (version REV 1-Change 4), such as managing mixed-finance properties, managing corporate access to HUD secure systems, managing front-line staff in their occupancy compliance duties, and more. Individuals who successfully pass the exam, become certified ACPOs.

On **October 14-15** PennDel AHMA and JAHMA co-sponsored 1 ½ day **Tax Credit Training** followed by the **NAHMA Specialist in Housing Credit Management (SHCM) Exam**. **Gwen Volk** facilitated the training which was held at the Enterprise Center in Mt. Laurel. For more information about the SHCM credential visit [www.nahma.org/education/specialist-in-housing-credit-management](http://www.nahma.org/education/specialist-in-housing-credit-management).



Our final training for 2015 was held on **November 4** at the NJHA Conference & Event Center in Princeton. PennDel AHMA and JAHMA co-sponsored a session on tax credits designed to provide 6 continuing education units (CEU) for **Specialist in Housing Credit Management (SHCM)** credential holders. The seminar was facilitated by **Deborah Gershen-Gennello** (shown at right), of Moderate Income Management Co.



If you would be interested in working on the Education and Training committee please contact Gerri Aman at [PennDelAHMA@comcast.net](mailto:PennDelAHMA@comcast.net).

## NAHMA Educational Foundation Awards

### 85 Scholarships Awarded in 2015

National Affordable Housing Management Association (NAHMA) Educational Foundation Chair Melissa Fish-Crane recently announced the awarding of 85 scholarships to residents living in properties managed by NAHMA and AHMA member companies. Each individual scholarship is worth \$2,500 and the total amount of money awarded is \$212,500. Additionally, \$2,000 will be

donated to the Real Estate Management Department at Virginia Tech. This year's NAHMA scholars are from 19 different states, the Virgin Islands and the District of Columbia, and represent 11 different Affordable Housing Management Associations (AHMAs). Forty different management companies have residents that received scholarships.

## 2015 NAHMA Educational Foundation Scholarship Awards

### *PennDel AHMA congratulates the following*

#### **Raven Black**

Washington Square Apartments – Harrisburg, PA  
Arbor Management / Penn State University – University Park, PA  
Graduate Student / Major: Pre-Nursing

#### **Kofi Brobbey**

Spring Garden Housing – Philadelphia, PA  
Community Builders  
Temple University – Philadelphia, PA  
Junior / Major: Information Management Systems

#### **Islam Ekhwat**

Stoneybrook Apartments – Claymont, Delaware  
Arbor Management  
University of Delaware – Newark, Delaware  
Junior / Major: International Relations

#### **Catherine Humphreys**

Advanced Living Communities – Lansdale, PA  
Advanced Living Management Development  
Penn State University – Abington, PA  
Junior / Major: Liberal Arts

#### **Ashley Pugh**

Venice Ashby I – Bristol, PA  
Community Realty Management  
Kutztown University – Kutztown, PA  
Sophomore / Major: Criminal Justice

#### **Sabira Rahim**

Stoneybrook Apartments – Claymont, Delaware  
Arbor Management  
Widener University – Chester, PA  
Sophomore / Major: Nursing

#### **Merwah Shinwair**

Stoneybrook Apartments – Claymont, Delaware  
Arbor Management  
University of Delaware – Newark, Delaware  
Freshman / Major: Undeclared

#### **Markeata White**

Eagle Ridge Apartments – Edwardsville, PA  
Community Realty Management  
Wilkes University – Wilkes Barre, PA  
Senior / Major: Communications

Additionally, **Raven Black** was awarded The Encarnacion Loukatos Scholarship in the amount of \$2,000. Raven Black sent a heartwarming letter to PennDel AHMA thanking them for her awards. The letter was read to members, during the luncheon at the Fall Conference.

The scholarship was named in honor of **Connie Loukatos**, who served as Philadelphia Multifamily Hub Director prior to her retirement from HUD in June 2013 after 40 years of public service. Loukatos was instrumental in establishing and supporting PennDel AHMA.



5 October 2015  
NAHMA Scholarship Committee  
400 N. Columbus Street  
Alexandria, VA 22314

Dear Committee Members,

I am writing to express my sincere gratitude to you for making the Connie Loukatos scholarship and the NAHMA Scholarship possible. I was thrilled to learn about my selection for these honors and I am deeply appreciative for your support.

I believe that through God anything is possible. I recently graduated cum laude from Shippensburg University with a Bachelor's of Arts in Psychology with a minor in Biology. I would like to thank you for the financial assistance you provided to help pay my educational expenses, which allowed me to concentrate more of my time for studying. In addition, I am currently in an accelerated nursing program at Pennsylvania State University. I plan to pursue my career as a Registered Nurse and I want to eventually become a Nurse Practitioner, specializing in Emergency Medicine. My dream is to give back to my community and show others that it is possible to grow up in a less privileged community and become successful in life.

By awarding me the Connie Loukatos scholarship and the NAHMA Scholarship you have lightened my financial burden which allows me to focus more on the most important aspect of school, learning. Your generosity has inspired me to help others and give back to the community. I hope one day I will be able to help students achieve their goals just as you have helped me.

Sincerely,  
*Raven L. Black*  
Raven L. Black

Raven L. Black  
226 Vine Street  
Harrisburg, PA 17104



# Reduce the Risk of Ants With These Simple Tips

By Hope Bowman, Technical Specialist, Western Pest Services

Ants are one of the most persistent pests encountered in and around residential housing during summer. These tiny intruders find their way inside as they forage for food and shelter. They enter through small cracks and crevices and once inside are able to leave a trail of pheromones that attract more ants. Managing ant infestations can be difficult because of their resilience and versatility; sometimes it can take weeks to fully treat and clear an area once a colony is discovered.

Ants may be small, but they can be a major nuisance for residents and, depending on the species, can be a health threat or even a detriment to building structures. The best way to reduce the likelihood of an infestation is with Integrated Pest Management (IPM), which eliminates the root causes of pest problems. Below are a few IPM tips to help prevent ant infestations:

## Landscaping

- Choose non-insect-friendly plants when landscaping.
- Keep vegetation trimmed back from buildings by at least two-feet. Trees and bushes that touch building exteriors can be used by ants as a bridge to your building.

## Building Maintenance

- Use weather-resistant sealant to close cracks and crevices ants may use as entry points.
- Install door sweeps and weather stripping on doors and windows.

## Sanitation

- Make sure common areas are cleaned regularly.
- Empty trash and recycling bins often and don't let spilled food and drinks build up inside.
- Inspect your grounds and parking lots regularly to make sure they are

free from trash that can attract ants.

- Remind tenants that sanitation within their own units also plays a big role. Consider including sanitation tips in community newsletters.

Work with a pest management professional to help eliminate ant attractors on your property this summer and lessen the chance of an ant infestation. A professional can determine the best solutions to fit your property and your residents' needs.

**Hope Bowman** is a Technical Specialist and board-certified entomologist with Western Pest Services, a New-Jersey based pest

management company serving businesses and homeowners in major Northeastern markets. Learn more about Western by visiting [www.westernpest.com](http://www.westernpest.com).



## Aimco Team Members Clean Up Park Area Adjacent to Vine Street Expressway

A team of 45 local employees who work at apartment homes owned by Apartment Investment and Management Company (AIMCO) cleared debris, trimmed overgrowth and pulled weeds in the green space between the Vine Street Expressway and Aimco's



Park Towne Place apartment community in an effort to beautify their neighborhood. Councilman Bill Greenlee

and Council Member Candidate Derek Green met with members of the volunteer crew inside the East Tower of Park Towne Place, 2200 Benjamin Franklin Parkway, and recognized them for their efforts on behalf of the City and PennDot.

"My constituents and I truly appreciate the volunteer efforts of Aimco's Philadelphia team to help us clean this open space which has been an eyesore in the neighborhood," said Greenlee. "Aimco's commitment to public service and being a good corporate citizen of Philadelphia is exemplary. We are fortunate to have such a civic minded company invest in our City both through business as well as philanthropic efforts."

The Aimco Philadelphia team proj-



ect is part of the company's national Aimco Cares Program which promotes volunteer spirit, team work, and community partnerships, all with the goal of meeting important local needs in areas where Aimco has offices and apartment communities. Through the Aimco Cares Program, each employee receives 10 hours per year to apply toward a volunteer activity.

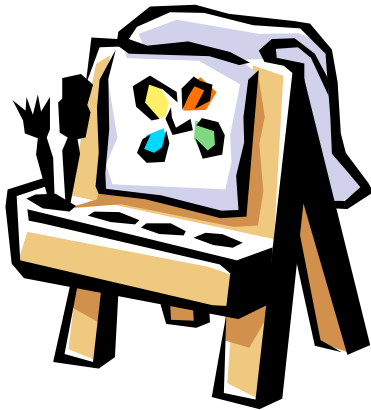
Park Towne Place is one of eight apartment communities in Philadelphia owned and managed by Aimco, including The Sterling Apartment Homes, Riverloft and Chestnut Hall. Aimco provides nearly 3,800 apartment homes to area residents.

# 2016 NAHMA Drug-Free Kids Calendar Now on Sale

The 2015 edition of the NAHMA Drug-Free Kids Calendar sold out. Don't miss out in 2016, order now. Only \$5.50 gets you a high-quality calendar including original artwork by children, seniors and adults with special needs living in affordable multifamily housing. This year's theme, Our Hands Are United: Reach Out and Be a Good Neighbor celebrated community spirit.

Nearly 5,000 eligible children, elderly/disabled and residents with special needs participated in the nationwide contest. Each child winner of the NAHMA contest receives a \$1,000 educational scholarship from the foundation. A \$1,000 cash award is made in the name of the adult winners to their community for use in purchasing or funding a project from which all of the community's residents will benefit. All winners are also featured in the 2016 calendar.

Additionally, participants in the annual art contests held by the lo-



cal Affordable Housing Management Associations (AHMAs) are eligible to be selected as Regional AHMA Art Contest Honorable Mentions. Those selected for this distinction are featured in a special section of the NAHMA 2016 Drug-Free Kids calendar and receive a \$100 check.

For the contest, the artwork is divided into seven categories with winners selected from each of the following: kindergarten-first grade, second-third grades, fourth-sixth grades, seventh-ninth grades, 10th-12th grades, seniors, and residents with special needs. Only students are eligible for the grand prize.

Although PennDel AHMA did not have any winners this year, **Tyrah Gaby**, 9, fourth grade, Beckett Gardens Apartments, Philadelphia, PA, Community Realty Management, did receive honorable mention.

Visit [www.nahma.org](http://www.nahma.org) for more information. Please see pages 12 & 13 of this newsletter for local winners and order form.

*2016 Theme for 2017 Calendar*

**Words That Heal  
Stop Bullying, Spread Kindness**



**September 28 & 29, 2016**  
**Dover Downs Hotel & Casino**  
Dover, DE



*Watch our website  
for coming details!*

**[www.PennDelAHMA.org](http://www.PennDelAHMA.org)**

Contact Gerri Aman at the chapter office if you would like to participate on the planning committee.

***1½ Days of Educational Sessions including a VENDOR EXPO***

*“Join the Dance of Life: Celebrate Music, Arts and Crafts”*  
**2015 Art and Poster Contest for the 2016 NAHMA Calendar**

Nearly 5,000 children, elderly/disabled and special needs residents of NAHMA- and AHMA-member affordable housing communities nationwide participated in the contest. Winning artwork will be featured in a 2016 calendar available for sale through NAHMA and the AHMAs.

One of PennDel AHMA’s submissions, by **Tyrah Gaby**, 9, grade 4, of Beckett Gardens Apartments, Philadelphia, PA, managed by Community Realty Management, received an Honorable Mention and therefore will receive a \$100 award. Congratulations Tyrah!

**PennDel AHMA WINNERS!**

PennDel AHMA congratulates the winners in the local judging for the Art and Poster Contest. Winners were chosen in 3 categories and the winning posters were submitted to NAHMA for inclusion in the National judging.



**4th -6th Grade  
 First Place – Tyrah Gaby**

Beckett Gardens, Community Realty Management



**7th -9th Grade  
 First Place –Emani Maxwell**

Beckett Gardens, Community Realty Management



**Elderly/Disabled  
 First Place – Melvin Kelsey**

Opportunities Towers III, Community Realty Management



**Elderly/Disabled  
 Second Place – Zeneida Toro**

Terry Apartments, Interstate Realty Management

*Special thanks to all participating member properties!*

**Lynnese Lee**

Beckett Gardens / Community Realty Management

**Connie Jones**

Mt. Carmel Gardens / Community Realty Management

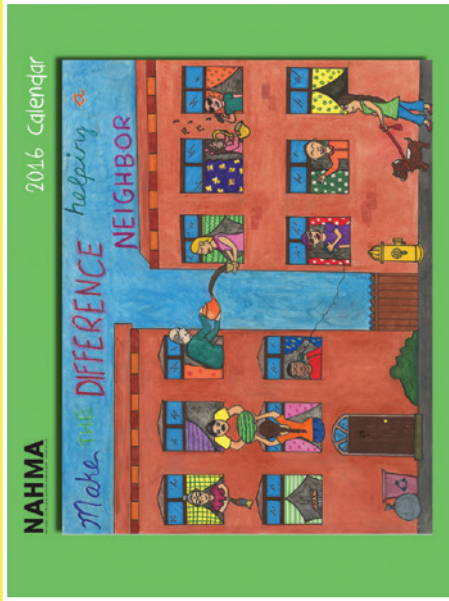
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# 2016 NAHMA Drug-Free Kids Calendar



## Order Yours Today!

The winners have been chosen!  
The cover art selected!

It's time to order your 2016 NAHMA Drug-Free Kids Calendars – at the same affordable price as last year! Just \$5.50 each AND still a Department of Housing and Urban Development and Department of Agriculture allowable project expense.

### Also, place your order by Nov. 13, 2015, and enter the NAHMA Lucky Draw for free prizes!

#### NAHMA Lucky Draw Prizes!

- 3 Free NAHMA Meeting Registrations (Value: \$375-\$600 each)
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#### Drawing will be held on Dec. 18, 2015

Calendars make great holiday gifts for your properties, community event give-aways and colleagues. This year's theme, "Our Hands Are United: Reach Out and Be a Good Neighbor" is illustrated through the unique poster art created by children, seniors and adults with special needs living in affordable housing. Support the drug-free message today. Send in the order form at night without delay. Or, order online at [www.nahma.org](http://www.nahma.org).

# 2016 NAHMA Drug-Free Kids Calendar Order Form

Order by Nov. 13, 2015, and enter the NAHMA Lucky Draw!

**YES**, I would like to order 2016 Drug-Free Kids Calendars and show my ongoing support of drug-free and safe community housing. If I order by Nov. 13, 2015, I will be entered into the NAHMA Lucky Draw for the prizes listed.  
\* **Please print clearly. All fields required. Incomplete forms will not be processed.**

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Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Management Company: \_\_\_\_\_

Name of AHMA: \_\_\_\_\_

Number of Calendars: \_\_\_\_\_ X \$5.50 (includes shipping)

**TOTAL:** \$ \_\_\_\_\_

#### PAYMENT INFORMATION (Orders For Less Than 100 Must Be Prepaid)

Please check one:

Check or Money Order Enclosed (Made payable to NAHMA)

VISA  Master Card  American Express

Card Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Security Code: \_\_\_\_\_

Name on Card: \_\_\_\_\_

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[sgg@wattswindowcleaning.com](mailto:sgg@wattswindowcleaning.com)  
[www.wattswindowcleaning.com](http://www.wattswindowcleaning.com)

**Western Pest Services**

*Pest Management Services*  
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Newtown Square, PA 19073  
610-353-5787  
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[www.westernpest.com](http://www.westernpest.com)

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Mt. Laurel, NJ 08054  
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[www.wilmar.com](http://www.wilmar.com)

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*Property Management Software*  
Amy Harrington  
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Norcross, GA 30092  
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[amy.harrington@yardi.com](mailto:amy.harrington@yardi.com)  
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[www.zillow.com](http://www.zillow.com)

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*in PennDel AHMA is available to product service vendors doing business in the property management and maintenance area. Associate membership is also available to professional service providers, banking services, legal, accounting and insurance service providers whose clients include property management companies.*

*If you are interested in becoming an Associate Member, contact Gerri Aman at 856-786-2183.*