

PennDel News

President's Message

Bill Brown

President, PennDel AHMA

Why is your management company a member of PennDel AHMA?

What difference would it make to you if your management company decided not to renew their membership?

What does PennDel AHMA need to offer keep our members and to attract new members?

These are some of the hard questions discussed at our January Board of Director's meeting which prompted the board to begin the strategic planning process. Effective strategic planning consists of three stages: discovery, design, and action. Jody Dimpsey (chairperson), Bill Brown, Deb Neagu, Eileen Wirth, Eric Naftulin, Marty Josephs, and Paul Cohen formed a Strategic Planning Committee.

Under the tutelage of Jason Alexander of Capacity for Change, the committee has dedicated a great deal of time

engaged in the discovery phase since that January meeting. The discovery phase included:

1. an internal scan which identified the challenges and opportunities which the board faces through interviews with individual board members, a meeting of the committee, and a review of PennDel AHMA documents;
2. a member survey which was conducted through Survey-Monkey and at the Fair Housing course;
3. an external scan which evaluated practices of other successful associations.

On April 14, nine of PennDel AHMA's thirteen officers/directors, both board liaisons, our executive director, and our NAHMA Advisor participated in a half-day Strategic

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Ken Pagano, 2016 NAHMA President; Jim McGrath; Gerri Aman; Bill Brown, PennDel AHMA President; Michael B. Simmons and Kris Cook, NAHMA Executive Director with the Small AHMA of the Year Award at the NAHMA Winter Meeting.

PennDel AHMA Honored at NAHMA Winter Meeting

PennDel AHMA was recognized as **Small AHMA of the Year** on March 7 at the NAHMA Winter Meeting in Washington, DC. We continue to see membership growth despite our geographic proximity to four neighboring AHMAs. Even though the association is small, PennDel boasts 48 COQ properties and four members that are COQ Corporate Partners.

AHMA of the Year is given to local AHMAs using criteria such as size, number of members, success in membership recruitment, membership retention, education and training course attendance, financial stability and other factors.

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2016 Officers and Directors

Officers

President

William P. Brown, Jr.

Vice President

Eric Naftulin, NAHP-e

Treasurer

Jody Dimpsey, CPM

Secretary

Eileen Wirth, CPM, HCCP, SHCM

Past President

Richard Skoczylas, CPM, NAHP-e

Directors

Judy Batchelder, ARM, FHC

Julieann Duca, NAHP-e

Sharon Jacob, CAPS, BOS

Marty Josephs

Jay Laff, NAHP-e

Deborah Neagu, ARM, NAHP-e

Kenneth Penn, CPM, CCIM

Michelle Storino, ARM, SHCM, NAHP-e

Advisors

Lisa Case, PHFA

Susan Eliason, DSHA

James McGrath, SHCM, NAHP-e

Mark Morgan, CPM

Randall Scheetz

Michael B. Simmons, CPM, NAHP-e

Board Liaisons

Paul Cohen, Esq., CRE

Andrew Goldberg, CR, WLS, AIT

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.

September 28-29, 2016

**Dover Downs
Hotel & Casino**

Dover, DE



Watch our website
for coming details!

www.PennDelAHMA.org

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



1 1/2 Days of Educational Sessions including a VENDOR EXPO

Welcome to our New PennDel AHMA Members!

Affiliated Properties

Samuel A. Green House, Federation Housing, Marian DiBiase

Florence E. Green House, Federation Housing, Kathleen Lauletta

Washington Square Apartments, Grit, Inc., Paulette Becker

Associate Members

HAI Group

Public & Affordable Housing Insurance, Software,
and Online Training

Staci Canny, www.housingcenter.com



Lemus Construction, Inc.

Roofing & Siding

Maria Elena Solis, www.lemusconstruction.com



United Electric Supply

Electrical And Lighting Products and Services

Jared Wagman, www.unitedelectric.com



Pennsylvania Delaware Affordable Housing Management Association

600 Main Street, Suite 7
P.O. Box 44
Riverton, NJ 08077

856-786-2183, Fax 856-786-1264
penndelahma@comcast.net
www.penndelahma.org



President's Message

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Planning Retreat. We were introduced to the strategic planning process, and participated in a "Take 3" Individual Reflection exercise. Jason reviewed the key findings to date.

After a brief break, we transitioned from the discovery phase to the design phase of the strategic planning process. As three small teams, over the next hour+ we were engaged in a team-based graphic planning session grappling with (1) how our past accomplishments, core purpose, and guiding principles led us to establish our current goals of improved programming, increased membership, and heightened engagement; (2) fleshing out what achieving each of those goals would look like in terms of outcomes and proposing steps for reaching those goals; and (3) linking our goals with our vision to ensure that our vision for PennDel AHMA becomes reality.

We want PennDel AHMA to be a great association for our members, for NAHMA, and for our neighborhoods. We believe that great leadership is required before the Association can be great. The next full group planning session focused on strengthening board governance by defining what makes a great board of directors and examining governance best practices in regard to board culture, board performance, committees, and succession planning. To bring the discussion from the theoretical to the practical, Jason posed and we discussed six strategic questions for strengthening PennDel AHMA's board governance.

I am sure that all attendees left this retreat feeling energized and hopeful about the future of PennDel AHMA. But we are still only in the design stage of this process. So where do we go from here?

- The Strategic Planning Committee will meet again with Jason to review the work to date and determine the next steps;
- The board will establish a Governance Committee to review:
 - » Roles & Responsibilities of Officers and Directors
 - » By-Laws and Committee Structure
 - » Succession Plan

PennDel AHMA wants to be your Go-To Association! Jason said, "The most critical thing for almost any association is continual involvement of members." Please let us know how we can help you. Come to our programs and conference — and talk with the officers, directors, and other members. Follow us on social media. Read and share (and contribute to) our newsletters. Check out our website regularly.

Join us as we strive to make PennDel AHMA a great association — we can't do it alone!





IREM Delaware Valley Chapter No. 3 and
The Pennsylvania-Delaware Affordable Housing Management Association
present



Maintenance Matters!



Tuesday, May 17, 2016

xfinity Live! 1100 Pattison Ave., Philadelphia, PA

7:30 am - 5:00 pm *Includes Continental Breakfast and Lunch*

One Day of Extensive Training for the Maintenance Professional

This Training Will Cover:

- Electrical Safety
- Fair Housing for Maintenance
- Hands-On Breakouts
- Facade Maintenance

PLUS MUCH MORE!

This one-day training meets 6 hours of required education for the **NAHMS™** and **NAHMT™** Credentials.

Cost: \$99.00 Member/Non-Member

Visit www.IREM3.org or www.PennDelAHMA.org for updates.



Event Sponsors



IREM Del Val #3 & PennDel AHMA Maintenance Matters Registration • May 17, 2016

Please detach and return this reservation slip with payment **no later than May 12, 2016**. If you cannot guarantee receipt of your payment by the deadline, please fax form to 856-786-1264 and call 856-786-2183 to confirm your reservation. All confirmed reservations must be paid for whether you attend or not.

Name _____

Company _____ Property _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

I would like to **pay by check**. **Mail to:** PennDel AHMA, P.O. Box 44, Riverton, NJ 08077

I would like to **pay by Visa/MasterCard/Discover** (No AMEX)

Name on Card _____

Street Address on Card _____ Zip _____

Card # _____ Exp Date _____

Security Code _____ Signature _____

Shifting Sands: Criminal Background Checks on Arrests and Convictions

by Paul Cohen, Esq.

On April 4, 2016, the Office of General Counsel for HUD issued new guidance with respect to criminal background checks. This followed in the wake of new rules for subsidized housing on the same subject in November of 2015.

Guidance versus Law

Steps to take to avoid violating the fair housing laws on criminal background checks are not clear cut. Before describing what the new guidance says, it is important to remember that guidance and the law of the land are two separate things. Certainly the guidance of the general counsel of HUD is not something to be disregarded, but it is important to bear in mind that this is an opinion rather than a law. That said, HUD is providing you an opportunity to view its thoughts on the subject of criminal background checks before you are in a courtroom facing a fair housing case.

Arrests: Don't consider them!

Do not use arrests in determining whether to rent to a prospective tenant. The new guidance is clear cut on this issue. In the words of HUD:

"A housing provider with a policy or practice of excluding individuals because of one or more prior arrests (without any conviction) cannot satisfy its burden of showing that such policy or practice is necessary to achieve a substantial, legitimate, nondiscriminatory interest."

Many landlords rely on various companies to perform their background checks. You should determine whether your background company includes arrests in their searches. You will need detailed criminal background information in particular to assess convictions under the new guidance.

Convictions: Consider them, but Consider them Carefully!

Convictions may be considered, however, a blanket ban on all convictions won't pass muster under HUD's new guidance. Moreover, a blanket ban on certain types of criminal convictions (except for drug manufacture or distribution) will also be problematic.



HUD, rather than issuing clear cut rules on convictions, urges an "individualized assessment" of the prospective tenant. Moreover, HUD does not provide clear guidance on what shape this individualized assessment would take. It does state that

possible factors to be considered in this assessment are:

- facts or circumstances surrounding the criminal conduct
- the age of the individual at the time of the conduct
- evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct
- evidence of rehabilitation efforts

Landlords would be well advised not to consider convictions which occurred seven years or more ago, however, the guidance does not provide any clear time limit. While con-

sidering that the type of conviction is relevant, HUD's new guidance would require the further step of the above individualized assessment factors, as well as other mitigating factors.

Drug Manufacture and Distribution Exception

HUD seems almost apologetic with respect to this exception, but the law is clear. You may still have a ban on those convicted of manufacturing and distributing drugs. Note that this exception applies only to convictions for the manufacture or distribution of illegal substances. A conviction for possession will not meet this exception.

In short, do not consider arrests at all in making your leasing determinations. Convictions for drug manufacture or distribution may certainly be considered. Other convictions may still be considered as well, however, do not have a blanket ban. Rather, consider mitigating factors. As this area of the law evolves we will hopefully end up with much more definitive guidance.

Paul Cohen is an attorney with Cohen, Willwerth & Marraccini LLC in Southampton, PA • www.cwm.legal



NAHMA Launches Urban Farming Resources Webpage

Urban farming is not just an emerging trend in multifamily communities; the homegrown products provide health benefits to residents. Besides providing fresh food, the garden can become a social hub for the community.

In an effort to help promote healthy living at multifamily affordable housing communities, NAHMA has created a public resource webpage, Urban Farming Information & Resources, under the Members Only tab on its website, www.nahma.org. Visitors to the site will find federal and state resources as well as general information about creating and maintaining a community garden or urban farm. NAHMA also encourages visitors to share their favorite resources, experiences and pictures of their own community gardens and farms.



April 8, 2016 • King of Prussia, PA

Fair Housing 101

April = Fair Housing Month. Over 100 students attended the Fair Housing 101 course facilitated by **Gwen Volk**, gwen.volk INFOCUS, Inc. The half-day course covered the key components of federal Fair Housing laws including the latest Final and Proposed Rules. Attendees gained understanding of the laws and received practical guidance they can use on the job.

Topics included:

- Why Fair Housing: 1866-2016
- Federally Protected Classes and Prohibited Practices
- Focus on Familial Status and National Origin
- Section 504 Basics
- Practical Guidance: Persons with Disabilities
- Key Differences – HUD, HOME, RD, LIHTC and Conventional
- Enforcement and Consequences



April 18-20, 2016 • Treviso, PA

NAHMA Certified Professional of Occupancy

PennDel AHMA and JAHMA co-sponsored the NAHMA CPO course. NAHMA Certified Trainer, **Gwen Volk**, served as the instructor to 47 managers. This 3 day course and cer-

tification exam were held at the Radisson Hotel, Treviso, PA. For more information about the CPO certification visit www.nahma.org/education/certified-professional-occupancy



March 11, 2016 • Wilmington, DE
Members' Luncheon

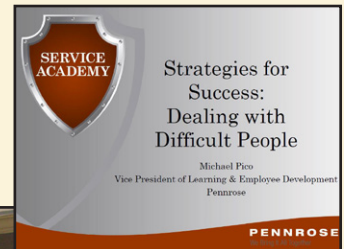
On what turned out to be a beautiful Spring day over 70 PennDel AHMA members enjoyed fun conversations, good food, and extraordinary desserts at the membership meeting at Harry's Savoy Ballroom in Wilmington, DE.

I'm sure we all know that our tone of voice and visual cues (the dreaded body language) have a major impact on what we communicate, but did you know that the actual words we use have only a 7% impact during face-to-face communications? Or that we can hear 418 words per minute, but we think 2,000 words per minute? Or that 68% of customers who quit "buying" from a company perceive that the company has an attitude of indifference? Or that for



every complaint you receive there are 26 silent, dissatisfied customers? These were only a few of the interesting things **Michael Pico**, Vice President of Learning and Development for Pennrose shared in his presentation on Strategies for Success: Dealing with Difficult People Reminder: always be the thermostat (control the environment), not the thermometer (controlled by the environment)!

In addition to the interesting presentation by Mr. Pico, highlights of the NAHMA winter meeting were shared, and **Andy Goldberg** enticed us with information about the upcoming Maintenance Matters, scheduled for May 17 (see page 4 for more info).



Zillow Group Adds Income Qualification Information to Rental Listings on Zillow, Trulia and HotPads

Zillow Group announced in October a new designation for rental properties on its consumer sites of Zillow®, Trulia® and HotPads®, that better identifies properties that have income restrictions. Now, when a renter submits his or her information to the property manager, the renter will be asked if his or her income meets the standard required to rent the property if it has income restrictions attached to the listing.

"Renting is an incredibly competitive market, so when these income-restricted units are coming

on to the market, property managers are often being flooded with inquiries - but not all of them are eligible to rent the unit," said Greg Schwartz, Zillow Group chief business officer. "By clearly prompting the renter to acknowledge an income range before he or she submits their information to the property manager, it will reduce the amount of unqualified inquiries. Property managers will be able to respond to potential residents more quickly - smoothing the rental process for everyone."

Currently on Trulia, potential renters are able to filter listings by income



restrictions, a feature that is expected to be rolled out to Zillow and HotPads, and their corresponding mobile apps, by the first half of 2016. The feature was unveiled at the first annual Zillow Group Multifamily Forum in front of 500 multifamily professionals in New Orleans, LA.

For more information, contact Christy Metz, Regional Sales Executive PA/NJ/DE, at christym@zillow.com or (267) 230-8288.

SCHOLARSHIP ANNOUNCEMENT

Scholarships will be awarded this spring to students attending college or other degree program in the fall of 2016.



ELIGIBILITY

The following individuals are eligible for NAHMA Educational Foundation grants provided they meet the additional criteria outlined in this document:

- High school seniors or adults holding a GED that are planning to begin post-secondary studies in the 2016/2017 school year
- High school graduates currently enrolled in college, university, community college, or trade/professional schools
- Adults holding a high school diploma or GED pursuing additional educational opportunities
- Seniors must have 2.5 GPA or higher
- The student's primary residence must be an Affordable Housing Management Association (AHMA) member "affiliated property"
- The applicant/household must be in good standing
- Current NAHMA scholarship recipients may reapply if they have not graduated from their program of study

Students have until **May 27, 2016 10pm (EST)** to complete the online application and gather the needed documents. Applications must be completed on line at

<http://scholarship.indatus.com/nahma>

The exact number of awards and the total amount of money to be awarded in 2016, will be determined during the selection process. In 2015, 85 students received \$2500 scholarships.

For more information or for help accessing or completing the online application, please contact Bruce Johnson @ bjohnson@themichaelsorg.com

BREAKING NEWS...MORs HAVE BEEN REINSTATED

On January 6, 2016, PMCS issued an article about HUD's consideration of a proposal to permit PBCA staff in 42 states to resume conducting Management and Occupancy Reviews (MORs), as part of their interim contracts.

This proposal became a reality on Friday, April 15, 2016 when these PBCA entities received amended contracts that included this critical task effective May 1, 2016.

One surprising element of these contracts is the flexibility afforded the PBCAs to conduct MORs on up to 100% of the properties in their portfolio, versus just those identified as "high-risk" (as HUD originally proposed).

This development is very new and there are several logistical questions regarding the reinstatement schedule and whether the risk-based model will be immediately utilized. Each PBCA will also be tasked with deciding on a state-by-state level, when the first MOR visits will be scheduled and how widespread their portfolios will be reviewed.

Regardless of the answers to these logistical questions, owners should take a proactive approach to this announcement. PMCS recognizes the apprehension this reinstatement of MORs creates. PMCS is scheduling both webinars and live training classes focused on MOR preparedness.

Facing MORs...

Do You Know What You Don't Know?

How to Dissect, Resolve, & Prevent Them

May 10, 2016

Radisson Hotel Valley Forge

1160 First Ave., King of Prussia, PA 19406

Preparing for a successful MOR is not an overnight task. But it can be done with the right tools, a positive attitude and this class! During this MOR preparation class, we will help you assess how well your property would score on a MOR.

As seasoned trainers in the industry, our trainer, PMCS, feels there are two main areas where sites will lose points in their MOR assessment: EIV use and the appropriate implementation of the regulatory changes since the last MOR (5 years ago in the 42 PBCA contested states).

This training offers practical, easy to follow instruction on how to be successful and compliant with HUD regulations at your property – with or without the impending threat of a MOR. Our goal is to make you confident in the areas you know; and inform and assist where you need help.

Instructor: Jenny DeSilva, AHM, COS, TaCCs – Director of Training, PMCS

8:00 am – 9:00 am Registration and Continental Breakfast

9:00 am – 3:30 pm Class

Lunch will be included from Noon – 1pm

PennDel AHMA Member price – \$319 member

Non-Member price – \$359

*Fees and reasonable expenses for the course may be an approved project expense.

(BONUS RESOURCE: MOR Prep Toolkit included with registration, a \$150 Value)

Registration Deadline: May 8 • Register at www.PennDelAHMA.org

Do you have something to share in the next newsletter?

The next edition is scheduled to come to your inbox in late summer.

Please submit articles (or ideas for articles) no later than August 12 to JBatchelder@bostonland.com.

Keep in touch with PennDel AHMA!

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



LinkedIn



NAHMA Educational Foundation scholarship recipient **Thien-Huong Nguyen**, addresses members at the NAHMA Winter Meeting in Washington, DC. Thien-Huong resided at **Stoneybrook Apartments (Arbor Management)**, when she received her scholarship.

Keeping your Dryer Vents Clean and SAFE!

A clothes dryer works by forcing hot air through a spinning drum. Wet clothes placed in the dryer drum are then dried by moving hot air, ridding the clothes of as much as one and a half gallons of water in a single laundry load.

Lint, consisting mostly of small fibers from the clothes and the debris in and on our clothes, is created as the clothes tumble in the drum. While much of the lint is trapped by the dryer's filter, lint also escapes and is carried through the dryer vent system along with moist air. This lint is highly combustible, and can accumulate in the dryer itself, the ductwork, as well as the dryer exhaust vent.

In addition to the accumulation of lint, blockage in dryer exhaust vents also can occur from the nests of small birds or other animals, or from damages to the venting system itself. A compromised vent and duct will not allow the dryer to exhaust properly to the outside resulting in overheating which can cause premature machine failure, and possibly fire endangering you and your neighbors.



For more information, contact Michael Getz, Vice President of Chutemaster, a National Air Duct Cleaning Association certified company at (800) 234-4656 or visit www.chutemaster.com.

Calendar of Events

May 10, 2016

Facing MORs...Do You Know What You Don't Know?

Radisson Hotel Valley Forge
King of Prussia, PA

May 17, 2016

Maintenance Matters

Xfinity Live!
Philadelphia, PA

June 10, 2016

Luncheon & Business Meeting

Hilton Philadelphia City Ave.
Philadelphia, PA

September 28 & 29, 2016

2016 Fall Management Conference & Expo

Dover Downs Hotel & Spa
Dover, DE

November 2-3

Tax Credit Training & SHCM Exam

Princeton, NJ

December 2, 2016

Holiday Luncheon & Toy Drive

Location TBD

Be sure to check
www.PennDelAHMA.org
for updates to our calendar.

Helpful Do's and Don'ts for Laundry Dryers

Do's:

- DO replace plastic or vinyl exhaust hoses with rigid or flexible metal venting, which provides maximum airflow.
- DO keep the area around the dryer clean and free from clutter.
- DO clean the lint screen/filter before or after drying "EACH" load of laundry.
- DO have a certified service technician clean the dryer and venting system annually.

Don'ts:

- DON'T leave a dryer operating if you are not home or are asleep.
- DON'T forget to read the manufacturer's warnings in the user manual and on the inside of the dryer door.
- DON'T dry any item containing foam, rubber, or plastic such as bathroom and non-slip rugs and athletic shoes.
- DON'T dry any item that contains glass fiber materials, such as a blouse or sweater with glass buttons or decorations.
- DON'T overload the dryer with excessive wet clothes.

2016 Art and Poster Contest for the 2017 NAHMA Calendar

Words that Heal: "Stop Bullying, Spread Kindness"

Who is eligible to enter the calendar contest?

Children who live in a family community of a NAHMA and/or a local AHMA member company.

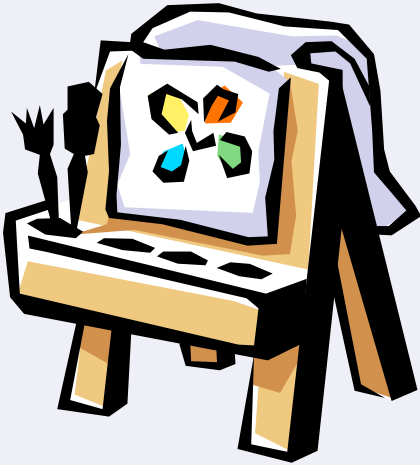
Elderly/Disabled Residents who are 55 years or older who live in a community of a NAHMA and/or a local Affordable Housing Management Association (AHMA) member company.

Special Needs Residents who live in a permanent supportive housing community or 811 community of a NAHMA and/or a local Affordable Housing Management Association (AHMA) member company.

PennDel AHMA will provide awards to our first place winners in each age category. The winning entries in each category will be forwarded to NAHMA where a distinguished panel of judges will select the 13 winning entries that will appear inside the pages of the 2016 calendar. The individual with the winning poster for the overall national contest will win a trip to Washington, D.C.

Entries must be received by PennDel AHMA by Friday, May 20, 2016.

Complete details and contest rules are at www.penndelahma.org



Wells Fargo Supports Quality of Life Programs

On March 15, 2016, representatives from both Wells Fargo (WF) and the Jewish Federation of Greater Philadelphia (JFGP) attended Federation Housing's (FHI) quarterly meeting of its board of directors and presented a generous \$10,000 contribution in support of FHI's mission.

FHI has a long standing tradition of infusing stimulating activities and programs into its senior living communities such as congregant meals, transportation, social services, chaplaincy, etc. This meaningful contribution will be used in direct support of these vital quality of life programs.



From left to right: Brian Galnick, Center for Social Responsibility Director – JFGP, Brett Altman, Board Chairman – FHI, Richard Callahan, Senior Vice President – Wells Fargo, Melissa G. Landay, Regional Vice President – Wells Fargo, Francine Tabas, Senior Vice President – Wells Fargo, Eric Naftulin, Executive Director – FHI.

Volunteers Needed!

If you have an interest in volunteering on one of our committees, email Gerri Aman at penndelahma@comcast.net.

Shoshana Barnett Joins FHI Team

Federation Housing (FHI) is excited to announce the arrival of its newest team member – **Shoshana Barnett**. Shoshana is joining the FHI team as Real Estate Development Director and was previously employed with Diamond & Associates. In her new role, Shoshana will be responsible for FHI's real estate development, related tax credit submissions, cost certifications submissions, equity investor reporting - among other responsibilities. This is a new position within FHI as it poises itself for rapid portfolio growth.



Associate Member Yellow Pages

When Choosing Products and Services, Please Consider Our Associate Members!

Acadia Windows & Doors

Windows & Doors, Siding, Entrance Ways
Harry Fahl
930 Todds Lane, Baltimore, MD 21237
410-780-9600
hfahl@acadiawindows.com
www.acadiawindows.com

ADR Services & Atlantic Flooring

Painting, Remodeling & Floor Covering
Roxane Mandel
353 C Camer Drive, Bensalem, PA 19020
215-884-8950, Fax 215-886-9430
tina.afcinc@gmail.com

Alan Hostetler Insurance Agents & Brokers, LLC

Insurance & Brokerage Firm Specializing In Affordable Housing
Alan B. Hostetler
300 S. Progress Ave., Harrisburg, PA 17109
717-657-3141
ahostetler@c1mail.com

Always Safe Sidewalks

Trip Hazzard Removal on Sidewalks
Tom Sweitzer
P.O. Box 60, Springhouse, PA 19477
267-228-3421
tom@alwayssafesidewalks.com
www.alwayssafesidewalks.com

American Architechtural Window & Door

Supplier and Installer of High Quality Energy Efficient Windows and Doors for the Multi-Family Industry
John Zoetjes
270 Sparta Ave., Ste. 303, Sparta, NJ 07871
800-495-8175
customerservice@americanarchitectural.com
www.americanarchitectural.com

Anchor Pest Control

Pest Control
Carmen Reino
155 Bedford Ave., Iselin NJ 08830
732-636-8761, Fax 732-602-2858
office@anchorpestcontrol.net
www.anchorpestcontrol.net

The APTS

Apartment Industry Publication
Larry Falkow
P.O. Box 196, Huntingdon Valley, PA 19006
215-938-7733
larry@theapts.com
www.theapts.com

AVCO Supply, Inc.

HVAC & Boiler Equipment & Parts
Patricia Sandor
7014 Beaver Dam Rd., Levittown, PA19057
215-949-1550
pats@avcosupply.com
www.avcosupply.com

Bath Saver, Inc. dba Bath Fitter

One Day Bath Replacement/ Acrylic Tub Liners & Seamless Wall Surrounds
Ginger Wallace
542 Industrial Dr., Lewisberry, PA 17339
888-900-7855
gwallace@bathsaver.com
www.bathfitter.com

BP Environmental Services

Trash & Recycling
Bill Friend
P.O. Box 188, Chalfont, PA18914
267-308-0123
bfriend@bpenvservices.com
www.bpenvservices.com

Buyers Access

Group Purchasing
Diane Van Lear
21 Second Ave., Schwenksville, PA 19473
484-994-4153
dvanlear@buyersaccess.com
www.buyersaccess.com

CALECO

Commercial Laundry Equipment & Service/ Credit/Debit Card Services
Brent Winig
P.O. Box 1239, Airport Rd. & Wilson Dr.
West Chester, PA 19380
610-692-5600
bwinig@caleco.net
www.caleco.net

Central Wholesalers, Inc.

Multifamily & Commercial Maintenance Needs
Julie Troendle
600 Glen Ct., Ste. 200, Moorestown, NJ 08057
856-231-1065
juliet@cwip.com
www.cwip.com

Chutemaster Environmental, Inc.

Trash Chute Cleaning/Repair/Installation/ Cleaning of Ventilation Systems and Dryer Exhaust. NADCA Certified.
Michael Getz
1640 Vauxhal Road, Union, NJ 07083
800-234-4656
sales@chutemaster.com
www.chutemaster.com

Click Notices, Inc.

Tenant Late Rent Collection and Court Filing Services
Mark Livanec
77 West St., Ste.110, Annapolis, MD 21401
443-878-1500
info@clicknotices.com
www.clicknotices.com

CMQ Floor Covering

Floor Coverings-Carpet-Vinyl-Tile-Ceramic-Wood
David Katz
2524 Ford Rd., Bristol, PA 19007
215-785-5900
info@cmqfloorcovering.com
www.cmqfloorcovering.com

Cohen, Willwerth & Marraccini, LLC

Legal Services
Paul Jay Cohen, Esq.
660 2nd Street Pike, Ste.1,
Southampton, PA18966
215-887-8100
paul@cohenwillwerth.com
www.cwm.legal

Commercial Waterproofing, Inc.

Exterior Structural Repair/Waterproofing of Commercial/Multi Unit Properties and Facade Cleaning/Caulking, Below Grade Waterproofing
Karl Di Pietro
640 Snyder Ave., Ste. K,
West Chester, PA 19382
610-692-3171
karl@cw-inc.net
www.cw-inc.net

Conner Strong & Buckelew

Insurance Services
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