



The 2009 ACE Awards

*Apartment Community
Excellence Awards*

Presented by:

Metro Multifamily Housing Association



Our Mission

*To elevate the image of the Property Management Industry as
a profession, and to publicly recognize and encourage those
within the industry for their accomplishments, leadership and
professionalism.*

Oregon Convention Center
PDX 5-21-09

~ ~ ~

Metro Multifamily Housing Association



Welcome to the
2009 Apartment Community Excellence
Awards

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Welcome to the 9th Annual Apartment Community Excellence Awards (ACE). This evening is set aside to recognize and honor site professionals, projects, and individuals who represent excellence in attitude, creativity, leadership, innovation and outstanding performance in each of their respective disciplines.

Please take a moment to congratulate all of our nominees as you have the opportunity to meet them throughout the evening. Enjoy the evening and thank you for supporting the 2009 ACE Awards.

Greg Knakal
Metro Multifamily Housing Association
President

Evening Program & Schedule

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5:45pm - 7:00pm Pre-Dinner Social

7:00pm Dinner & Ceremony Commencement

7:10pm Emcee and Presenter Introductions

- ♣ About the ACE Awards
- ♣ How the Process Works
- ♣ Board Member and ACE Committee Acknowledgements

7:15pm Award Presentations

Leasing Person of the Year

Maintenance Person of the Year

- ♣ 20-99 units
- ♣ 100-199 units
- ♣ 200+ units

The Sally Johnson Award for Industry Service

Assistant Manager of the Year

- ♣ 50-99 units
- ♣ 200+ units

Civic Responsibility Award

The Ross Dey Award for Lifetime Achievement

Manager of the Year—Tax Credit Property

Manager of the Year

- ♣ 5-49 units
- ♣ 50-99 units
- ♣ 100-199 units
- ♣ 200+ units

Renovated Property of the Year

- ♣ Under \$1 million
- ♣ Over \$1 million

Southern Willamette Valley Property of the Year

Property of the Year

9:15pm Closing Credits and Acknowledgements

9:20pm Group Photo at Main Stage

- ♣ All Nominees and Winners Invited to Participate

~ END ~

The Nominees



Leasing Person of the Year

Mary Geiszler - Conestoga Park
C&R Real Estate Services, Co.

Jheri Johnson - Hathaway Court Apartments
CTL Management, Inc.

Karen Slempe - Crown Court Apartments
CTL Management, Inc.

Megan Thompson - The Westbury
Guardian Management, LLC

Maintenance Person of the Year

(20-99) units

Gaspar Pascual - Chateau Hills
Guardian Management, LLC

Ronald Rojas - Villa De Mariposas
Income Property Management

Thaine Snowbarger - The Crane
Guardian Management, LLC

Steve Vaughan - Healy Heights
Princeton Property Management

(100-199) units

Wendel Beachy - The Headwaters Apartments
Guardian Management, LLC

Robert Dalton - Meadowland Apartments
Princeton Property Management

Steve Edgerton - Terrace at Columbia Knoll
Princeton Property Management

Angel Parvankin - Royal Oaks Apartments
Dalton Management, Inc.

Bagner Ramirez - Elmonica Court Apartments
CTL Management, Inc.

(200+) units

John Beriault - Waterhouse Place
Guardian Management, LLC

James Dutcher - Meadow Creek Apartments
Equity Residential

Brandon Earp - Kings Court Apartments
CTL Management, Inc.

Veitus (Clarence) Germain - Park at Tualatin
Pinnacle an AMS NW Company

(200+) units continued

Alfredo Gomez - Riverplace Square
Riverstone Residential Group

Mike Hopkins - North Ridge & Hidden Creek Apts
C&R Real Estate Services, Co.

Myke Martin - Sir Charles Court Apartments
CTL Management, Inc.

Joshua Morgan - Willow Springs Apartments
CTL Management, Inc.

Rolland Picthall - Berkshire Court Apartments
Guardian Management, LLC

Michael Playford - Conestoga Park
C&R Real Estate Services, Co.

Benito Rosales - Thorncroft Farms
Riverstone Residential Group

Jeffrey Ross - Wyndam Park and Meridian at
Murrayhill - Guardian Management, LLC

Gene Swanson - Crown Court Apartments
CTL Management, Inc.

*THE SALLY JOHNSON AWARD
FOR INDUSTRY SERVICE*

Assistant Manager of the Year

(50-99) units

Bob Alverson - Markana Apartments
Dalton Management, Inc.

(200+) units

Leah Conner - Hathaway Court Apartments
CTL Management, Inc.

Jeannette Halaska - Willow Springs Apartments
CTL Management, Inc.

Abbey Kent - Waterhouse Place
Guardian Management, LLC

Kevin Patrick - Wyndham Park Apartments
Guardian Management, LLC

Fawn Richards - St. Mary's Woods Apartments
CTL Management, Inc.

Civic Responsibility Award

Voleen Toten - Elk Creek Terrace Apartments
Princeton Property Management

*THE ROSS DEY AWARD
FOR LIFETIME ACHIEVEMENT*

Manager of the Year - Tax Credit Property

Dan Addis - The Morrison Apartments
Income Property Management

Matthew Bambas - Fairfield Hotel
Income Property Management

Janelle Bell - Cascadia Village,
Covington Commons, and The Mews
Princeton Property Management

Anna Carlson - Villa De Mariposas
Income Property Management

Lois Engelfried - Healy Heights
Princeton Property Management

Christine Herndon - Humboldt Gardens
Income Property Management

Kelly Paine - Westridge Meadows Apartments
GSL Properties, Inc.

Kyle Smith - Queen Anne Apartments
Guardian Management, LLC

Natalya Waayan - Springwater Commons
Guardian Management, LLC

Lynne Wagner - 12th Avenue Apartments
Guardian Management, LLC

Manager of the Year

(5-49) units

Cindy Freiley - Covington Court Apartments
Princeton Property Management

Todd Keith - Highland Court
C&R Real Estate Services, Co.

Megan Lee—Mt. Tabor Apartments
Bristol Equities, Inc.

Alyssa & Kevin Phair - Rene Village Townhomes
C&R Real Estate Services, Co.

Burton Pruett - Villa Jene Apartments
Bristol Equities, Inc.

Sarah Villanueva - Park Place North
Princeton Property Management

(50-99) units

Ben Banner - Sunshine Meadows Apartments
Income Property Management

Pat Clark - Ripplingbrook Terrace Apartments
WPL Associates

Michele Downard - Quail Ridge Apartments,
and Carleton Terrace, Princeton Property Mgmt.

(50-99) units continued

Terry Esrom - Reedville Commons
Dalton Management, Inc.

Corey & Krista Fisher - Park Meadows Apartments
Princeton Property Management

Sashia Moen - Stillwater Apartments
CTL Management, Inc.

James Shetterly - Gateway Terrace Apartments
Guardian Management, LLC

Brenda Simmons - Meadow Ridge Apartments
Princeton Property Management

Susan "Missy" & Wes Stegman - River Crest
Apartments - Dalton Management, Inc.

Marcy Trask - Kalevala Village
Princeton Property Management

(100-199) units

Bonnie Hardy - Hidden Creek Apartments
C&R Real Estate Services, Co.

Juanita Jimenez - Center Plaza Apartments
CTL Management, Inc.

Donna King - Terrace at Columbia Knoll
Princeton Property Management

Barbara Naylor - Crystal Lake Apartments
Guardian Management, LLC

Jennifer Neilsen - Station Place Tower
Reach Community Development, Inc.

Nicole Parker - Meadowland Apartments
Princeton Property Management

Janet (Jan) Petersen - Grand Oak Apartments,
Wilshire Apartments, Laurelhurst Apartments
Reach Community Development, Inc.

Tracey Ryalls - Fernwood Apartments
Princeton Property Management

Kris Starkey - Crestview Heights Apartments
Princeton Property Management

Salina Vallejo - Spring Mountain Apartments
Pinnacle an AMS NW Company

Melissa Waters - Harrison Towers
Riverstone Residential Group

(200+) units

Michelle Beitelspach - Quatama Village Apartments
Princeton Property Management

Cheryl Fidler - Lloyd Place
Pinnacle an AMS NW Company

Brandy Guthery - Wyndham Park
Guardian Management, LLC

(200+) units continued

Stephanie Jones - Willow Springs Apartments
CTL Management, Inc.

Damon Kenyon - Wyndhaven Apartments
GSL Properties, Inc.

Ossie Kinder - St. Mary's Woods Apartments
CTL Management, Inc.

Mary K. Longfellow - Sunpointe Apartments
Guardian Management, LLC

Len Mabee—Crown Court Apartments
CTL Management, Inc.

Diane Marthaler - Parkwest Apartments
Income Property Management

Angela Olson - Park at Tualatin
Pinnacle an AMS NW Company

Coty Thurman - Clackamas Trails Apartments
CTL Management, Inc.

David Verdadero - Conestoga Park
C&R Real Estate Services, Co.

PROPERTY OF THE YEAR AWARDS

Renovated Property - under \$1 million

Renovated Property - over \$1 million

Southern Willamette Valley Property

Portland Metro Property

Acknowledgements

2009 Executive Officers

President, Greg Knakal
Princeton Property Management

Vice-President, Gary Fisher
Background Investigations, Inc.

Secretary, Steve Rose
Bristol Equities

Treasurer, Liz Zuanich
Princeton Property Management

Immediate Past President, Jill Keoppel
Income Property Management

2009 Board of Directors

Barb Casey - Kennedy Restoration

Andy Hahs - Bittner & Hahs

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Mary Gunning, Education Coordinator

Merna Reynolds, Executive/Events Coordinator

Erin Wallace, Membership Services Representative



2009 ACE Planning Committee

Co-Chairs

Dan Haggerty - Alliance Flooring
Laura Lunsford - Princeton Property Management

Committee Members

Ashley Manuel - Alpha Proven Ecological
Liz Barnes - Apartment Advantage
David Gordon - Apartment Guide
Sabrina Paulson - For Rent Media
Dan Davis - Griffith Floor
Jennifer Gerritz - GSL Properties
Gwen Buzan - Income Property Management
Jill Keoppel - Income Property Management
Dan Meister - Pacific Screening

Emcee

Ken Brown

Technical Crew

Producer - Forrest Evans, 4eyes Productions
Live Announcer - Kyle Jordan
Portraits by Phil Burnett
Live Cameraman - Rod Brummett
Nominee Interviews – Jennie Mull, In Both Ears

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Thank you to those who submitted Nominations

Affinity Property Management
Bristol Equities
C&R Real Estate Services
CTL Management
Dalton Management
Equity Residential
GSL Properties, Inc.
Guardian Management LLC
Income Property Management
Princeton Property Management
Reach Community Development
Riverstone Residential Group
WPL Associates