

The Partnership Property Management **CONNECTION**

Winter 2023 Edition



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The right
PARTNERSHIP
can make it happen.



The CEO's Pen

A Note from Rick Allen, CEO/Partner

Counting Our Blessings

I had the pleasure of visiting over one hundred properties this year. I was also able to attend eleven corporate lunches and four regional company meetings. These visits and meetings gave me the opportunity to connect with many committed staff members and happy residents.

I want to thank everyone for all that you have done to take care of Partnership Property Management, our properties, and the families living in our wonderful communities. It is your dedication, hard work, devotion to your residents, wise decisions, teamwork, and patience that make this company great.

As we recognize years of service at our regional meetings, it always impresses me how many long-term employees we have at Partnership Property Management. It is rare in this era to see employees with thirty to forty-five years at one company. It's also inspiring to see how much has been accomplished by our new team members with 5 years of service or less. Our team is full of impressive, bright, and talented people, both in the field and the corporate office. Together, we have accomplished so much over the last year. We are grateful to have all of you on our team and are excited to see all that you accomplish in the new year.

My time spent with our residents and team members reminded me that we should all count our blessings. Everyone, in some way, is fighting their own unique battles and still carrying on. As a reminder, be kind to everyone and as they say, "You can't beat the person that won't give up."

Rick Allen
CEO/Partner

Resident Spotlight

Tina Rice, Northpoint Commons II



Tina Rice

NAHMA Educational Foundation Scholarship Recipient

We are excited to celebrate our resident at North Point Commons II in Asheville, Tina Rice, who received the NAHMA Educational Foundation Scholarship. She is a junior at Mars Hill University majoring in social work. Congratulations Tina! We are proud to have you as a resident!

Reprinted from the NAHMA website:

NAHMA Educational Foundation Scholarship

For seventeen consecutive years, the NAHMA Educational Foundation was able to provide impactful financial assistance to residents as they pursue higher education. 111 students were selected with each individual scholarship totaling \$3,500. Additionally, \$2,000 will be donated to the Department of Apparel, Housing, and Resource Management at Virginia Tech for scholarships for students pursuing their bachelor's degree in property management.



Asset Management

Development

SPRINGFIELD



THE RETREAT AT SELMA

OAK VIEW



MINERAL SPRINGS



We're finishing the year strong with a 100% leased and qualified Westview Terrace in Spartanburg, SC, and a completed rehab project at Springfield Apartments in Darlington, SC. The rehab at Wesleyan Homes in Troy, NC, is nearing completion & residents were beginning to move into Mineral Springs in Charlotte, NC, just in time for the holidays!

Our team is excited to work alongside great developers to continue to provide quality, affordable housing and the new year looks to bring many new opportunities for us to do so. The following sites in our portfolio will lease up in 2024:

Crestfield Point
Jacksonville, NC

The Lofts at Elmsley Crossing
Greensboro, NC

THE HAVENS AT OXFORD



Asset Management

Corner

Oak View
Siler City, NC

Albemarle Landing
Charlotte, NC

Rock Quarry
Raleigh, NC

The Havens at Oxford
Oxford, NC

Riverstone Crossing at the Neuse
Kinston, NC

The Retreat at Selma
Selma, NC

The Flats at Statesville
Statesville, NC

Woodfield Landing
Havelock, NC

Pegram Landing II
Lewisville, NC

East Haven
Rocky Mount, NC





Partnership on the Move

Partnership Game Day



Partnership's Game Day 2023, celebration was a huge success! Employees gathered together to enjoy a fun-filled afternoon playing cornhole, golf, coin toss and bingo. Overall, it was a great day of camaraderie and friendly competition. We can't wait to do it again!

Feast of Caring



Every year, on the Thursday before Thanksgiving, the Greensboro community comes together to fight hunger by participating in the Feast of Caring. More than fifty of the area's most talented potters donated their handcrafted bowls for a simple meal of soup and bread. This is an event filled with fellowship, love, and the spirit of giving.

Community Service



CAHEC Food Distribution

Thermon Pittman, Maintenance Caretaker at Beal Street Square, and Timothy Arrington, Maintenance Caretaker at Scotland Arms and Hawthorne Village, volunteered with CAHEC in November to distribute boxes of food to the Rocky Mount community. They were able to help serve 243 families!



MHO 35th Anniversary



Several members of our team were able to attend the 35th Anniversary Celebration and Fundraiser in support of Mountain Housing Opportunities. We enjoy celebrating our partners and their outstanding accomplishments as they strive to serve their communities and provide affordable housing to those in need!

Promotions & Title Changes



Mitch Poole
IT Analyst



Shavonda Shaw
Senior Regional
Property Manager



Kim Stevens
Director of Leasing



Dan Benancio-Zequeira
Associate Property Manager



Frankie James
Regional Property
Manager



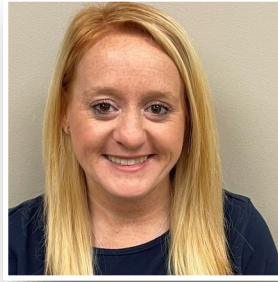
Linda Coffey
Regional Property
Manager



Nadia Gallovich
Regional Property
Manager



Donna Wall
Assistant Director of
Compliance – RD
Specialist



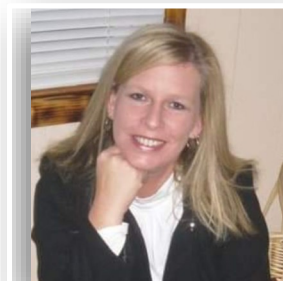
Kellie Meeks
Assistant Director of
Compliance -Tax Credit
Specialist



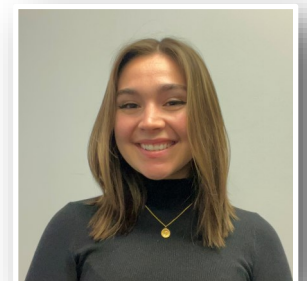
Chip Click
Assistant Director of
Compliance – Key/Target
Specialist



Savannah Pennell
Compliance Specialist III



Lisa Carter
Compliance Specialist III



Kaitlyn Sexton
Compliance Specialist II



We would like to welcome all new field and corporate employees to the Partnership Team!

Our corporate staff typically work with multiple sites, so to help put a face with the new name we thought we'd include a quick photo for each of them. The corporate employees below were hired since our last edition of *The Connection*.



Jenny Cuthbertson
Administrative Assistant



Bryson McKithen
Property Accountant



Rachel Larson
Associate
Property Manager



Julianne Dallape
File Clerk



Penny Harrison
Property Accountant



Krista Mabe
Senior Financial Analyst



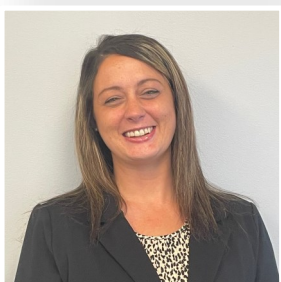
Taqueshia Compton
Receptionist



Julie Pope
Regional Property Manager



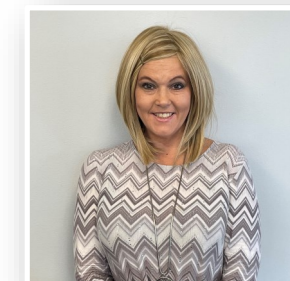
Azyjah Lowe
File Clerk



Brandi Knight
Associate Property
Manager



Jan Shipton
Senior Financial Analyst



Gina Smith
File Clerk

Years of

...Field Staff...

Every year we look forward to acknowledging the years of service that each and everyone of you have given to Partnership Property Management. Whether you've been with us for 2 days or 30 years we want you to know we appreciate you and the job you do. You are the face of Partnership Property Management day in and day out. The success of our properties begins with the work that you do each and every day. We are extremely thankful for your dedication and loyalty to your residents, sites, and to Partnership Property Management.

5-9.99 Years of Service

Donald Terry	5.02	Kelly Griffith	6.28	Mary Hicks	8.55
Tjay Cooper	5.03	Gregory Hamby	6.30	Lou Leaming	8.95
Dorethia Miller	5.04	Lee Pressley	6.36	Holly Hennessee	9.24
Deana Philbeck	5.08	Tim Lindsey	6.61	Mike Sowers	9.37
Reta Laws	5.10	Dennis Philbeck	6.56	John Spiracos	9.45
Julie Stallings	5.12	Thermon Pittman	6.73	Pam Rabstiejnek	9.47
Anissa Laws	5.10	Monica Hall	6.81	Clint Higgins	9.62
Christy Howell	5.19	Leigh Noon	6.84	Brunson Frazier	9.68
Roger Cole, Jr.	5.21	Penny Beasley	6.85		
Joseph Brunelle	5.24	Linda Walters	7.11		
Victor Sendrea	5.44	William Shrader	7.19		
Chuck Ratcliff	5.44	Donnie Smith	7.22		
Federico Guerrero	5.46	Reggie Benthall	7.30		
Dianne Jennings	5.48	Kathy James	7.30		
James Wilkins	5.52	Lisa Mitchell	7.35		
Gyorgy Vukovits	5.55	Kyle Dunn	7.40		
Gary Powell	5.55	Charles Reeves	7.42		
Eddie Mullen	5.55	Jackie Russell	7.44		
Shanna Searcy	5.59	Leon Alston	7.46		
Leo Cash	5.75	Tony Watts	7.49		
Myra Hopkins	5.84	Grace Steed	7.61		
Bryan Willis	5.86	David Reynolds	7.68		
David Ralph	5.87	Chris Blalock	7.73		
Doyle Edwards	5.94	Brenda Greene	7.82		
Dianne Johnson	5.94	Lisa Borkowski	7.91		
Crystal Marrow	5.97	Paul Prokopov	7.97		
Keila Keller	6.03	Cedell Johnson	8.01		
James Davis	6.25	Patti Straker	8.08		
Jim Spinks	6.27	Maxine DeBruhl	8.16		



Service

10-14.99 Years of Service

Diane Matthews	10.12	Tracey Holbert	12.10	Tim Hunt	13.40
Dan Bingham	10.12	Angie Gwaltney	12.27	Pat Quinn	13.59
Sherry Saunders	10.23	Henry Hunt	12.40	Ann Burris	13.76
Donna Adams	10.25	Chuck Causby	12.46	Bill Murphy	13.78
Mercedes Souza	10.42	Tilden Scott	12.48	Samson Rhodes	14.23
Joey Lane	10.53	Janet Brown	12.52	Vickie Sanford	14.25
Shawn Waterson	10.67	Todd Miller	12.71	Coretha Thompson	14.34
Betty Nichols	10.87	Gil Howard	12.77	Deidre Hummel	14.40
Jess Jay	11.00	Ray Laws	12.92	Carolyn Kinney	14.63
BJ Causey	11.35	Freddie Higgins	13.17	Doug Williams	14.70
Horace Grooms	11.55	Gloria Mitchell	13.19	Thelma Brown	14.87
Saundra Scotton	11.62	Leon Johnson	13.35	Darrell Howell	14.95
Shirley Leggett	11.71	Lois Mitchell	13.38		
Cynthia Shands	11.72				
Laura Valdez	11.94				
Cynthia Stringfield	11.94				
Meda McQueen	12.08				

20-24.99 Years of Service

Judy Poteat	22.72
Joncy Walton	22.05
Todd Smith	22.07
Vivian Barnes	22.51
Ann Lockerby	22.84
Glenda Peebles	23.84
Rodney Scott	24.16
Kenny McCants	24.70

15-19.99 Years of Service

Danny Pruitt	15.19
Stacy Jacobs	15.25
Joe McGee	15.41
Marlene Caudill	15.68
Freda Madison	16.17
Wood Ellis	17.30
Rhonda Rollyson	17.53
Rosa Brimmer	17.68
Sharon Perrin	17.81
Nina Chernous	17.85
Theresa Gregory	19.25
Shirley Peace	19.29
Debbie Waterson	19.38
Elizabeth Strong	19.58
Freddie Sutton	19.75
Lois Sutton	19.75
Joyce Marusich	19.87

25+ Years of Service

David Eller	25.47
Chenise McGill	26.95
Hilda Stevenson	27.99
Wilson Poteat	28.11
Brenda Parks	28.12
Hazel Parker	28.32
Marie Sheppard	35.81



Welcome to the 2023 Awards Ceremonies!

We enjoy seeing our teams come together each year at our annual training meetings. They offer great opportunities to learn, fellowship, and celebrate all of the hard work that has been accomplished throughout the year. Our teams got back to the basics with a Maintenance 101 and Site Manager 101 classes during this year's meetings along with our annual Fair Housing training sessions. Following each of the four meetings was an Award Ceremony where each team got to acknowledge field staff that have gone above and beyond throughout the year. Presentations were made for Site Manager's who have earned their Certified Site Manager Certification and awards were given in recognition of outstanding service, professionalism, and dedication. We look forward to these meetings every year and would like to share this year's award winners with you in the following pages.

A special "Thank You" to Suzanne Turner and Blanca Sanchez for planning this year's meeting agenda & to Ed Dallape, Jason Buffkin, Suzanne Turner, and Kim Stevens for sharing their knowledge during this year's training sessions.



Certified Site Managers

The Certified Site Managers Designation recognizes a commitment to excellence, achievement in learning, and dedication to our residents & Partnership Property Management.



Nikki San Nicolas
Lafayette Park - Fayetteville, NC
Emma Searcy
Piedmont Village - Butner, NC



Carlos Scott
Forest Glenn - Shelby, NC



Heather Ramirez
Bluestone & Pepperidge - Princeton, WV
Kathryn Snow
Timberwood - Jonesville, NC
Kathy Parkins
Viewmont - Newport, TN
Cindy Nelson
Pine Ridge - Newland, NC



Penny Harlee
Springfield - Darlington, SC

The Asheville Meeting Suzanne Turner's Team



President's Choice Award



Greg Hamby
Arbor Glen Apartments
Lenoir, NC

Director's Choice Award

**Photo
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Deidra Hummel
Westwind Village & Westwind Village II
Gaffney, SC



Compliance Director's Choice Award

Itiza Moreno
Oklawaha Village
Hendersonville, NC



The Asheville Meeting Blanca Sanchez's Team

Director's Choice Award



Lydia Skelton
Connor Creek, Jackson Parkview, &
Regal Oaks in Hendersonville, NC

Director's Choice Award



Paul Prokopov
Compton Place & Larchmont
Asheville, NC

President's Choice Award



Tracy Holbert
Woodridge
Asheville, NC

Resident Activities Award



Kathy James
Robins Park
Robbinsville, NC

The Asheville Meeting

Ed Dallape & Suzanne Turner's Teams



Territory Awards



Bianca Fawcett's Team Award Winners
Gloria Mitchell, Site Manager at Cypress Glenn in Shelby, NC & Dennis Philbeck, Maintenance Caretaker, at Battle Forest and Mary Leigh's Cottage in Kings Mountain, NC.

Julie Carlisle's Team Award Winners
Anissa Laws, Site Manager at Cross Creek in Lenior, NC & Kenny Hair, Maintenance Caretaker, at Kirkwood Grove in Hudson, NC.



Lisa Oglesby's Team Award Winners
Shannon Chapman, Site Manager at Westfield in Liberty, SC and Westminster East in Westminster, SC & Mark Huntsinger Maintenance Caretaker, at Fairfield in Gaffney, SC.





The Asheville Meeting Blanca Sanchez's Team

Territory Awards



Tim Berry's Team Award Winners
Victor Sendrea, Maintenance Caretaker, at
Glen Rock in Asheville, NC &
Angie Gwaltney, Site Manager at Northpoint
Commons in Asheville, NC.

Abi Austin's Team Award Winner
Yana Batranchuk, Site Manager at Larchmont in
Asheville, NC.



Joyce Gaddy's Team Award Winners
Kyle McWhirt, Maintenance Caretaker, at
River Glen in Arden, NC &
Nina Chernous, Site Manager at
Broadway, Laurel Bridge, Annandale, &
Merrimon in Asheville, NC.

Brittany Brooks' Team Award Winners
Itiza Moreno, Site Manager at Oklawaha Village
in Hendersonville, NC &
Erika Dunson, Maintenance Caretaker, at
Oak Haven in Hendersonville, NC.



Andrea Coon's Team Award Winners
Kathy James, Site Manager at
Robins Park in Robbinsville, NC &
David Hewitt, Maintenance Caretaker, at
Robins Park in Robbinsville, NC.

The Rocky Mount Meeting Lacy Bratton's Team



President's Choice Award



Dan Bingham
Beal Street Square
Rocky Mount, NC

Director's Choice Awards



Loren Kirk
Crestfield Point - Jacksonville, NC
Not Pictured: Lewis Leaming
Mallard Creek - Aurora, NC

Compliance Director's Choice Award



Nikki San Nicolas
Lafayette Park
Fayetteville, NC

Resident Activities Award



Mary Hicks
Louisburg Elderly & River Ridge
Louisburg, NC



The Rocky Mount Meeting Lacy Bratton's Team

Territory Awards



Kelly Searcy's Team Award Winners
Jason Glover, Maintenance Caretaker at Windgate Park in Jacksonville, NC & Anarely Trejo Cruz, Site Manager at Wilmington Court in Wallace, NC.



Nadia Gallovich's Team Award Winners
TJay Cooper, Maintenance Caretaker at Piedmont Village in Butner, NC & Emma Searcy, Leasing Agent at Piedmont Village in Butner, NC.



Shavonda Shaw's Team Award Winners
Kim Simmons, Site Manager at Mattamuskeet Village in Engelhard, NC & Dallis Spicer, Maintenance Caretaker at Chowan Gardens in Edenton, NC.



Dan Benancio-Zequeira's Team Award Winners
Nikki San Nicolas, Site Manager at Lafayette Park in Fayetteville, NC & Reggie McKinley, Maintenance Caretaker at Fairfield Park in St. Pauls, NC.



Ryan Bixler's Team Award Winners
Johnnie Edwards, Maintenance Caretaker at Burnside Village in Hookerton, NC & Park Place in Snow Hill, NC
Priscilla Nicholson, Site Manager at Brookway Village in Nashville, NC & Drew Hills in Battleboro, NC .

The Florence Meeting

Mark Horton's Team



President's Choice Award



Thelma Brown
Palmetto
Darlington, SC

Director's Choice Awards



Dianne Martin
Lake View in Lake View, SC
Lou Rogers
Lake View - Lake View, SC &
Long Branch - Dillion, SC

Compliance Director's Choice Award



Lisa Mitchell
Miller Gove - Lancaster, SC &
Page Square - Pageland, SC

Resident Activities Award



Vickie Nichols
Little Pee Dee Manor
Mullins, SC



The Florence Meeting Travis Walters' Team

Director's Choice Awards



Robert Martinez
Brookhollow & Forest Ridge
Sanford, NC
Diane Matthews
Forest Ridge & Westridge
Sanford, NC

President's Choice Award



Leon Johnson
Pineglade
Silver City, NC



Congratulations!

The Florence Meeting

Mark Horton's Team



Territory Awards



Teresa Lawson's Team Award Winners
Benjamin McBride, Maintenance Caretaker at River Bend in Fair Bluff, NC and Berry Park in Chadbourn, NC & Elizabeth Miller, Site Manager at Woodfield I & II and Fairwoods in Fairmont, NC.

Frankie James' Team Award Winners
Chris Inman, Maintenance Caretaker at Little Pee Dee Manor in Mullins, SC & Laurie Huffman, Site Manager at Raintree in Conway, SC.



David Tallent's Team Award Winners
Josph Booker, Maintenance Caretaker at Hartwood Village in Hartsville, SC & Fran Crolley, Site Manager at Ivy Terrace in Bishopville, SC.



Tracy Young's Team Award Winners
Herbert Wells, Maintenance Caretaker at Farmwood and Plantation Village in Turbeville, SC & Nakisha Owens, Site Manager at The Dale in Allendale, SC.



The Florence Meeting

Mark Horton & Travis Walters' Teams



Territory Awards



Janel Patrick-Taylor's Team Award Winner

Leon Alston, Maintenance Caretaker at Windsor Arms in Siler City, NC.



Travis Walter's Team Award Winner

Vicky Moore, Site Manager at Creek Ridge & Ridge Run in Albemarle, NC.



Kim Steven's Team Award Winners

Doug Williams, Maintenance Caretaker at West Ridge in Sanford, NC & Sheryl Kelly, Site Manager at Wake Acres in Apex, NC.



Julie Pope's Team Award Winners

Teresa Scully, Site Manager at Summercrest in Little River, SC & Robert Steen, Maintenance Caretaker at Crescent Villas 1 & 2 in Florence, SC.



Jennifer Hatcher's Team Award Winner

Constance Monroe, Site Manager at Cedar Trace Landing in Laurinburg, NC.

The Greensboro Meeting

Ed Dallape's Team



President's Choice Award



Lisa Borkowski
The Retreat at Statesville
Statesville, NC

Compliance Director's Choice Award



Jocy Walton
Cavalier - South Boston, VA

Director's Choice Awards



Doyle Edwards
Lutherhaus - Lincolnton, NC
Kelly Griffith
Stokesburg Meadows - Walnut Cove, NC

Resident Activities Award



Colleen Smith
Azalea Circle - Gibsonville, NC



The Greensboro Meeting Ed Dallape's Team

Territory Awards



Jessica Worsham's Team Award Winner
Colleen Smith, Site Manager at Azalea Circle in
Gibsonville, NC &
Not Pictured: Kevin Stovall, Maintenance Caretaker
at Stokesburg Meadows in Walnut Cove, NC and
Ridgemont Place in Mayodan, NC.

Savannah Stewart's Team Award Winners
Mya Shields, Site Manager at Village East in
Kernersville, NC &
Rick Neal, Maintenance Caretaker at Village East in
Kernersville, NC.



Lisa Smith's Team Award Winners
Sabrina Wilson, Site Manager at Riverside and
Hillside in Lincolnton, NC &
Carlos Perdomo, Maintenance Caretaker Helper at
Aldersgate I & II in Greensboro, NC.



Rachel Dingus' Team Award Winners
Wayne Murray, Maintenance Caretaker at Pinecrest
in Bedford, VA &
Samantha Sweat, Site Manager at Candlewood
In Farmville, VA.



The Greensboro Meeting

Suzanne Turner's Team



Director's Choice Award



Joey Lane
Cottages at Crestview
Rutherfordton, NC

Resident Activities Award



Chirsty Howell
Cottages at Crestview
Rutherfordton, NC



Congratulations!



The Greensboro Meeting **Suzanne Turner's Team**

Territory Awards

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Mindy Trosper's Team Award Winners

Rhonda Rollyson, Site Manager at Longview & Longview Village in Wytheville, VA & Terry Grant, Maintenance Caretaker at Woodrun & Collinswood in Elkin, NC.

Allison Oates' Team Award Winners

Michael Lail, Maintenance Caretaker at The Lodge at Hickory in Hickory, NC & Janice Harrison, Site Manager at Village Creek in Morganton, NC.



Linda Coffey's Team Award Winners

Christie Best, Site Manager at Westview Terrace in West Jefferson, NC & Michael Burk, Maintenance Caretaker at Knollridge and Mountain Villa in Greeneville, TN.



Fair Housing Corner

**“Try to be a rainbow in someone’s cloud.”
-Maya Angelou**

As property managers one of our key business goals is to provide good customer service to maintain superior resident relations. As you are aware, trying to make each of our residents happy can be a challenging job. We serve residents with a variety of personalities and dispositions. Like you and I, our residents sometime have bad days, personal issues, health concerns, and other stressors that may put them in a bad mood. Having professional interactions with residents on a consistent basis, even if they are not in a good mood, is vitally important. Treating residents fairly & courteously giving them the respect they deserve is the right thing to do and it’s our policy. Fair Housing complaints are often prompted by an interaction during which a resident or applicant felt a staff member was disrespectful or short with them. Taking time to listen, understand, and help our residents can be the step that possibly prevents a costly fair housing complaint.

A few pointers to remember:

- Provide everyone with a warm welcome when they enter your office.
- Have a smile on your face, even when you’re talking on the phone.
- STAY POSITIVE.
- Take time to listen to a resident’s situation thoroughly without seeming frustrated or uninterested. People making a formal complaint are giving you an opportunity to address their concerns before they escalate their concerns to someone else. Take advantage of the opportunity.
- Everyone wants to be heard. Be a good listener.
- Don’t talk over your residents. If a resident gets loud, begins using profanity, or becomes unruly, it is ok to ask them to leave and come back when they have calmed down so you can help them.
- Treat everyone as you would want to be treated, with respect, courtesy, and honesty.
- When someone brings a concern to your attention, do your best to resolve the issues as quickly as possible while keeping everyone involved of the progress you make along the way.
- If you make a promise to a resident, keep it, but don’t promise things that are outside of your power or ability. Take notes and follow up after meetings to ensure you don’t forget what you promised.

Partnership Property Management is committed to the letter and the spirit of the Fair Housing Act. As we continue to show this commitment remember not to take business matters personally when someone is having a cloudy day, but use each interaction as an opportunity to bring a rainbow to someone’s cloudy day.



Equal Housing Opportunity

