

The Partnership Property Management **CONNECTION**

Winter 2024 Edition



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The right
PARTNERSHIP
can make it happen.



The CEO's Pen

A Note from Rick Allen, CEO/Partner

Closing Out 2024

As we close out another remarkable year, I want to take a moment to reflect and share a few exciting updates.



First, I would like to express my heartfelt gratitude for the incredible dedication, passion, and partnership from each of you, which makes our business possible. The partnerships built with our amazing employees, property owners, residents, and vendors allow us to achieve so much each year and plays a vital role in advancing the mission of our company. Each of you are essential to the success of Partnership Property Management. We could not accomplish anything without your specific skill sets combining to produce one well oiled machine.

This year we successfully leased up approximately 825 newly built apartment homes and completed rehabs of an additional 134 apartments. Together we survived and re-built from two major hurricanes. We supported community non-profit initiatives at CAHEC, MHO, HAC, YMCA Camp Weaver, Greensboro Young Life, God's Pit Crew, and Backpack Beginnings among other exciting activities and fundraising events. Across our portfolio hundreds of fun and generous on-site events were hosted throughout the year by our Site Managers and Maintenance Caretakers. These events included blanket and clothing drives, Christmas gift drives, community socials offering food, ice cream and games, and meaningful health and wellness activities. These accomplishments are a testament to the power of working together and our unwavering commitment to our communities and the families that choose to live with us.

The CEO's Pen

A Note from Rick Allen, CEO/Partner



Looking ahead, I am excited to announce the promotion of two long-term Partnership Property Management employees along with a leadership reorganization. I believe these changes will enhance our employee and property support efforts as we look toward the future. Jason Buffkin and Ed Dallape have advanced to Executive Vice Presidents effective January 1, 2025. They will each supervise a team of Directors and report directly to our company President, Jeff Holoman. Together they have 43 years of experience with Partnership Property Management. They have shown great leadership over the years and will continue to do so in their new roles.

The heart of our success and the power within our Partnership is you, your hard work, and all of the great things that you add to our team. Thank you for your support and being a part of our journey to help us provide wonderful communities for families to call home.

Wishing you and your loved ones a new year filled with joy, peace, and prosperity.

Rick Allen
Chief Executive Officer/Partner



Asset Management

Development Corner



HAVENS AT OXFORD



ROCK QUARRY LANDING



THE FLATS AT STATESVILLE



PEGRAM LANDING II

Keeping its promise, 2024 was another busy year for our team. We added 12 new construction properties to our portfolio that are providing 1,072 units of new housing to individuals and families. The rehab of 38 units at Pungo Village in Belhaven, North Carolina was completed just in time for residents to enjoy the upgrades through the holidays. The Flats at Statesville, an 84-unit family site in Statesville, North Carolina, opened the first week in January 2025 and is leasing up quickly.

Our team is excited to work alongside great developers who continue to provide quality affordable housing. The new year

Asset Management

Development Corner



construction will be completed, and we will be leasing units at these sites in 2025:

Starway Village I & II

Wilmington, NC

Tryon Station

Garner, NC

Stateside Landing

Roanoke Rapids, NC

Liberty Gardens

Richmond, VA

Oak Terrace

Suffolk, VA

Terrace at Rock Quarry

Raleigh, NC

600 Peters Creek

Winston-Salem, NC

The Vilas at Elmsley Crossing

Greensboro, NC

These properties are currently undergoing rehabs in North Carolina:

- Berry Park-Chadbourn
- British Woods- Roanoke Rapids
- Brittany Place-Washington
- Brookside-Maxton
- Burnside Village-Hookerton
- Chadwick Place-Chadbourn
- Gooden Village-Elizabethtown
- Meadowview - Randleman
- Mountain Glen-Brevard
- Pine Ridge-Newland
- Piney Pointe-Hamlet
- Ridgeview-Sparta
- Ridgeway-Taylorsville
- River Park-Sylva
- Scotland Arms-Scotland Neck
- Woodfield-Fairmont

ALBEMARLE LANDING



STARWAY VILLAGE



Ribbon Cuttings &

**RIVERSTONE CROSSING AT
THE NEUSE
KINSTON, NC**



**THE LOFTS AT ELMSLEY CROSSING
GREENSBORO, NC**



**EAST HAVEN
ROCKY MOUNT, NC**



TRYON STATION, GARNER, NC



Ground Breakings



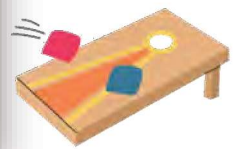
Congratulations!





Partnership on the Move

Corporate Game Day & Health Fair



Back Pack Beginnings



CAHEC Food Drive Rocky Mount, NC



Resident Spotlight

Ida Jones, Pinewood Park

Meet Ida Jones

Ms. Ida Jones is the longest tenured resident at any site managed by Partnership Property Management. She began her tenancy at Pinewood Park in Laurinburg, NC in April of 1977. She has raised two sons and enjoyed many of life's milestones over the last 47 years. On November 6, 2024, members of the Partnership team visited with Ms. Jones and her family to honor her and to give thanks for her choosing to call Pinewood Park home for all these years. She was very excited to be recognized and shared that she still had her original lease from all those years ago. We asked her to share what she thought was the key to being a successful tenant and she stated, "I always try to do the right thing."

Ms. Jones sets the bar high when it comes to outstanding residents and we hope to be able to house her for many more years!



Promotions & Title Changes



Ed Dallape
Executive Vice President



Jason Buffkin
Executive Vice President

Congratulations



Ryan Bixler
Senior Regional
Property Manager



Frankie James
Associate Director of
Property
Management



Jenny Cuthbertson
IT Support Specialist



Andrew Sadler
IT Support Technician

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.



Lucas Wilson
Property Accountant



Ashley Miller
Data Entry & Compliance Specialist



Gracie Scarlett
Administrative Assistant



Jade Thomas
Administrative Assistant



Shernicka Ray
Associate Property Manager



Kellie Atkins
Associate Property Manager



Cassandra Slay
Associate Property Manager



Patrice Taylor
Property Accountant



Michelle Heller
Associate Property Manager



Samantha Cole
Compliance Specialist

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

Mary Hewett	5.00	Joseph Brunelle	6.24	Donnie Smith	8.22
Kimberly Simmons	5.08	Victor Sendrea	6.44	Kathy James	8.30
Chris Wolfe	5.13	Chuck Ratcliff	6.44	Lisa Mitchell	8.35
Kevin Stovall	5.31	Federico Guerrero	6.46	Kyle Dunn	8.40
William Depew	5.31	Dianne Jennings	6.48	Shane Bewley	8.40
Brianna Galbreath	5.32	James Wilkins	6.52	Jackie Russell	8.44
Charles Quick	5.35	Gyorgy Vukovits	6.55	Leon Alston	8.46
Johnnie Peebles	5.37	Gary Powell	6.55	Tony Watts	8.49
Stan Bailey	5.41	Eddie Mullen	6.55	Grace Steed	8.61
Denis Conner	5.47	Shanna Searcy	6.59	David Reynolds	8.68
Donald Lamonds	5.48	Leo Cash	6.75	Chris Blalock	8.73
Alexis Davis	5.56	Myra Hopkins	6.84	Brenda Greene	8.82
Guy Briguglio	5.75	Bryan Willis	6.86	Lisa Borkowski	8.91
Jennifer Smith	5.75	David Ralph	6.87	Cedell Johnson	9.01
Pan Cordell	5.81	Doyle Edwards	6.94	Patti Straker	9.08
Glennis Foxx	5.85	Dianne Johnson	6.94	Mary Hicks	9.55
Rick Neal	5.89	Crystal Marrow	6.97	Lou Leaming	9.95
Shannon Chapman	5.90	Keila Keller	7.03		
Lydia Skelton	5.94	James Davis	7.25		
Geahala Maness	5.95	Kelly Griffith	7.28		
Donald Terry	6.02	Gregory Hamby	7.30		
Tjay Cooper	6.03	Lee Pressley	7.36		
Dorethia Miller	6.04	Dennis Philbeck	7.56		
Deana Philbeck	6.08	Thermon Pittman	7.73		
Reta Laws	6.10	Monica Hall	7.81		
Julie Stallings	6.12	Leigh Noon	7.84		
Anissa Laws	6.10	Penny Beasley	7.85		
Christy Howell	6.19	Linda Walters	8.11		
Roger Cole, Jr.	6.21	William Shrader	8.19		



Service

10-14.99 Years of Service

Holly Hennessee	10.24	Horace Grooms	12.55	Gil Howard	13.77
Mike Sowers	10.37	Saundra Scotton	12.62	Ray Laws	13.92
John Spiracos	10.45	Shirley Leggett	12.71	Freddie Higgins	14.17
Pam Rabstejnek	10.47	Laura Valdez	12.94	Gloria Mitchell	14.19
Clint Higgins	10.63	Cynthia Stringfield	12.94	Leon Johnson	14.35
Brunson Frazier	10.68	Meda McQueen	13.08	Lois Mitchell	14.38
Diane Matthews	11.12	Tracey Holbert	13.10	Pat Quinn	14.59
Dan Bingham	11.12	Angie Gwaltney	13.27	Ann Burris	14.76
Sherry Saunders	11.23	Henry Hunt	13.40	Bill Murphy	14.78
Donna Adams	11.25	Chuck Causby	13.46		
Mercedes Souza	11.42	Tilden Scott	13.48		
Joey Lane	11.53	Todd Miller	13.71		
Shawn Waterson	11.67				
Jess Jay	12.00				
BJ Causey	12.35				

15-19.99 Years of Service

Samson Rhodes	15.23
Vickie Sanford	15.25
Coretha Thompson	15.35
Deidre Hummel	15.40
Carolyn Kinney	15.63
Doug Williams	15.70
Thelma Brown	15.87
Darrell Howell	15.95
Danny Pruitt	16.19
Stacy Jacobs	16.25
Joe McGee	16.41
Marlene Caudill	16.68
Freda Madison	17.18
Wood Ellis	18.31
Rhonda Rollyson	18.53
Rosa Brimmer	18.68
Sharon Perrin	18.81
Nina Chernous	18.85

20-24.99 Years of Service

Theresa Gregory	20.25
Shirley Peace	20.29
Debbie Waterson	20.38
Elizabeth Strong	20.58
Lois Sutton	20.75
Joyce Marusich	20.87
Judy Poteat	22.72
Joncy Walton	23.05
Todd Smith	23.07
Vivian Barnes	23.51
Glenda Peebles	24.84

25+ Years of Service

Rodney Scott	25.16
Kenny McCants	25.70
David Eller	26.47
Chenise McGill	27.95
Hilda Stevenson	28.99
Wilson Poteat	29.11
Brenda Parks	29.12
Hazel Parker	29.32
Marie Sheppard	36.81



Welcome to the 2024 *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 Mark Horton and Travis Walters for planning this year's meeting agenda & to Ed Dallape, Jason Buffkin, Frankie James, and each Director's team for sharing their knowledge during this year's training sessions.

Certified Site Managers



Kristy Murray
The Hedges - Benson, NC
The Village - Dunn, NC

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

Photo Unavailable

Myra Hopkins
Summertree - Duncan, SC
Kara Myers
Springbrook - Seneca, SC



Christie Bast
Westview Terrace
West Jefferson, NC



Elizabeth Miller
Fairwoods & Woodfield I & II
Fairmont, NC

The Asheville Meeting Suzanne Turner's Team



Director's Choice Award



Dennis Philbeck
Battle Forest & Mary Leigh's Cottage
Kings Mountain, NC
Keila Keller
Arbor Glen and Skyland
Lenoir, NC.

Compliance Director's Choice Award



Diedra Hummel
Westwind Village I & II
Gaffney, SC





The Asheville Meeting Blanca Sanchez's Team

President's Choice Award

Director's Choice Award



Pamela Cordell
Westmore Apartments
Asheville, NC
John Spiracos
Regal Oaks
Hendersonville, NC



Angie Gwaltney
Northpoint Commons I & II
Asheville, NC

Compliance Director's Choice Award

Resident Activities Award



Carolyn Kinney
Oak Haven
Hendersonville, NC



Pamela Cordell
Westmore Apartments
Asheville, NC

The Asheville Meeting

Ed Dallape & Blanca Sanchez's Team



Territory Awards



Bianca Fawcett's Team Award Winners
Carlos Scott, Site Manager at
Forest Glen in Shelby, NC &
Darrell Howell, Maintenance Caretaker, at
Cypress Glenn in
Shelby, NC.

Julie Carlisle's Team Award Winners
Donna Bartley, Site Manager at
Willowbrook in Lenior, NC &
Tracy Eddins, Maintenance Caretaker, at
Skyland in Lenior, NC.



Lisa Oglesby's Team Award Winners
Myra Hopkins, Site Manager at
Summertree in Duncan, SC &
Lewis Lollis Maintenance Caretaker, at
Pecan Terrace in Williamston, SC and Piedmont
Pointe in Piedmont, SC.





The Asheville Meeting Blanca Sanchez's Team

Territory Awards



Tim Berry's Team Award Winners
Cody Carswell, Maintenance Caretaker, at Woodridge in Asheville, NC & Sarah Gwaltney, Site Manager at Eagle Marketplace in Asheville, NC.



Abi Austin's Team Award Winner
Alexander Innes, Maintenance Caretaker, at Crowell Park in Asheville, NC & Ami Adkinson, Site Manager at Villas at Fallen Spruce & Compton Place in Asheville, NC.



Joyce Gaddy's Team Award Winners
Jay Thomas, Maintenance Caretaker, at Maple Crest in Asheville, NC & Not Pictured: Arrian Parks, Site Manager at Maple Crest in Asheville, NC.



Brittany Brooks' Team Award Winners
Betzy Resendiz, Site Manager at Sugarloaf & Frans Cottage in Hendersonville, NC & Not Pictured: Barry Lancaster, Maintenance Caretaker, at Sugar Hill in Hendersonville, NC.



Andrea Coon's Team Award Winners
Renee Gipson, Site Manager at Grey Mill in Hendersonville, NC & Todd Miller, Maintenance Caretaker, at Laurel Village in Brevard, NC.

The Rocky Mount Meeting Lacy Bratton's Team



President's Choice Award



Patti Straker
Mallard Creek
Aurora, NC

Director's Choice Awards



Randle Hawkins
Arbor's Park and Deer View in
Ayden, NC
Yvonne Brown
Edgewood Place in Tarboro, NC

Compliance Director's



Brenda Parks
Chowan Gardens
Edenton, NC

Resident Activities Award



Priscilla Nicholson
Brookway Village
Nashville, NC



The Rocky Mount Meeting Lacy Bratton's Team

Territory Awards



Kellie Atkins's Team Award Winners
Bill Hooper, Maintenance Caretaker at Woodfield Cove in Havelock, NC & BJ Causey, Site Manager at Deer View in Ayden, NC.



Nadia Gallovich's Team Award Winners
Wilson Poteat, Maintenance Caretaker at Rosewood Village and Warren Place in Norlina, NC & Christy Overbey, Site Manager at The Havens at Oxford in Oxford, NC.



Shavonda Shaw's Team Award Winners
Lynn Spratley, Site Manager at Springbrook in Wilson, NC & William Thomas, Maintenance Caretaker at Richland in Rich Square, NC.



Shernicka Ray's Team Award Winners
Shay Brown, Site Manager at Fieldale in Smithfield, NC & Karl Shultz, Maintenance Caretaker at Springfield Park in Jacksonville, NC.



Ryan Bixler's Team Award Winners
Walter Jennette, Maintenance Caretaker at Brittany Place In Washington, NC & Pungo Village in Belhaven, NC
Pennie Ireland, Site Manager at Pungo Village in Belhaven, NC .

The Florence Meeting

Mark Horton's Team



President's Choice Award



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

Resident Activities Award



Robin Sagendorph
Wesley Ridge & Longleaf
Lumberton, NC

Director's Choice Awards



Gwendolyn White
The Pines & Falling Creek Village
Rockingham, NC
Chris Inman
Little Pee Dee Manor - Mullins, SC

Compliance Director's Choice Award



Elizabeth Miller
Fairwoods & Woodfield I & II
Fairmont, NC



The Florence Meeting Travis Walters' Team

Director's Choice Awards



Federico Guerrero

Bowman Manor & Glenbrook Meadows
Garner, NC

Glennis Foxx

The Village at Stone Creek
Asheboro, NC

President's Choice Award



Pam Rabstenjnek

Timberlane
Southern Pines, NC

Compliance Director's Choice Award



Brianna Galbreath

Summerfield & Applegate Village
Sanford, NC

Resident Activities Award



Ann Burris

Rocky Knoll and Wesleyan Homes I
Troy, NC

The Florence Meeting

Mark Horton's Team



Territory Awards



Teresa Lawson's Team Award Winners
Marie Williams, Maintenance Caretaker
at Longleaf and Wesley Ridge in
Lumberton, NC &
Jasmine Huggins, Site Manager at
River Terrace and River Terrace Village in
Lumberton, NC.

Frankie James' Team Award Winners
Lacy Johnson, Maintenance Caretaker at
Greenfield Manor in Mullins, SC and Silver
Trace in Marion, SC &
Sherida Bellamy, Site Manager at Gate Bay I
& II in Conway, SC.



David Tallent's Team Award Winners
Juan Ramos, Maintenance Caretaker at
Pinebridge in Hartsville, SC &
Tanisha Byrd, Site Manager at Churchwood in
Lexington, SC & Tremont in
Newberry, SC.





The Florence Meeting **Mark Horton's Teams**

Territory Awards



Julie Pope's Team Award Winners

April Clark, Site Manager at Alliance Inn in Myrtle Beach, SC & James Grimes, Maintenance Caretaker at Swansgate III and Villas at Swansgate in Myrtle Beach, SC.

Jennifer Hatcher's Team Award Winners
La'Quae Dial, Site Manager at Fairfield Park in St. Pauls, NC and Willow Grove in Red Springs, NC & Lee Barton, Maintenance Caretaker at Pinewood Park and Scottish Winds in Laurinburg, NC



Tracy Young's Team Award Winners
Ramon Carrillo, Maintenance Caretaker at The Dale in Allendale, SC & Janet Brown, Site Manager at Queen Ann, Kings Pointe, and Royal Knight in Kingstree, SC.

The Florence Meeting

Travis Walters' Team



Territory Awards



Brandi Knight's Team Award Winners

James Blue, Maintenance Caretaker at Uwharrie Ridge and Wesleyan Homes in Troy, NC & Vicky Moore, Site Manager at Creekridge and Ridge Run in Albemarle, NC.

Jessica Worsham's Team Award Winners

Jennifer Sosa-Soriano, Site Manager at Rock Quarry Landing in Raleigh, NC & Alexander Holmes, Maintenance Caretaker at Summerfield and Applegate Village in Sanford, NC.



Janell Patrick-Taylor's Team Award Winners

Geahala Maness, Site Manager at Emerywood Forest in Biscoe, NC and Random Woods in Robbins, NC & Darryl Johnson, Maintenance Caretaker at Windsor Arms in Siler City, NC.



Carrie Lovelace's Team Award Winners

Dianna Terry, Site Manager at Bowman Manor and Glenbrook Meadows in Garner, NC.

**Photo
Unavailable**

Inside the Meetings

NSPIRE, Compliance, and Fair Housing Training

Good Food and Company Awards



The Greensboro Meeting Ed Dallape's Team



President's Choice Award



Todd Smith
Kingswood - King, NC

Director's Choice Awards



Carolyn Choate
Spencer's Mill - Mt. Airy, NC
Shawn Waterson
Cedar Glen - Conover, NC

Compliance Director's Choice Award



Colleen Smith
Azalea Circle - Gibsonville, NC

Resident Activities Award



Julia Armstrong
Myrtle Terrace - Belmont, NC



The Greensboro Meeting Ed Dallape's Team

Territory Awards



Ed Dallape's Open Territory Team Award Winners

Kenna Moore, Site Manager at Essex Place & Villas at Hickory Tree in Winston Salem, NC & Roberto Rodriguez, Maintenance Caretaker at Pegram Landing I & II in Lewisville, NC.

Ed Dallape's Open Territory Team Award Winners

Crystal Barker, Site Manager at Clear Pond in Danville, VA & Melvin Elmore, Maintenance Caretaker at Clear Pond in Danville, VA.



Lisa Smith's Team Award Winners

Julia Armstrong, Site Manager at Myrtle Terrace in Belmont, NC & Michael Watts, Maintenance Caretaker at Myrtle Terrace in Belmont, NC.



Rachel Dingus' Team Award Winners

James Davis, Maintenance Caretaker at Colonial Ridge in Gretna, VA & Jessica Ramey, Site Manager at Pinecrest In Bedford, VA.



The Greensboro Meeting
Suzanne Turner's Team



President's Choice Award



Debbie Waterson
Cedar Glen in Conover, NC
& Oak Forest in Dallas, NC

Resident Activities Award



Tanya Eltora
The Lodge at Hickory in
Hickory, NC

Congratulations
Award Winners!



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

Territory Awards



Mindy Trosper's Team Award Winners

Kathryn Snow, Site Manager at
Timberwood in Jonesville, NC &
Jeff Ramey, Maintenance Caretaker at
Longview in Wytheville, VA.

Allison Oates' Team Award Winners
Jason Allen, Maintenance Caretaker at
Crest Knolls and Ridgeway in Taylorsville, NC &
Robin Norman, Site Manager at Crest Knolls and
Ridgeway in Taylorsville, NC.



Linda Coffey's Team Award Winners
Holly McFadden, Site Manager at
Hillcrest in Mountain City, TN &
Noah Conder, Maintenance Caretaker at
Hillcrest in Mountain City, TN.





Fair Housing Corner

Ensuring Equal Access for All

As we see many new apartment communities pop up across our portfolio, it remains a top priority for us to show our commitment to Fair Housing. Partnership Property Management is committed to the letter and spirit of The Fair Housing Act. We strive to offer quality affordable housing for every individual or family who qualifies, without regard to any protected class.

With the creation of these new communities, adherence to the laws is not just something we have to do but it's an opportunity to foster additional welcoming communities where everyone can thrive in conjunction with our existing properties that already do the same.

These new sites also expand our ability to offer communities that not only provide quality affordable housing but are designed to make spaces available for everyone and provide residents with a sense of belonging.

By treating all residents with the same excellent level of care, service, and respect we are not only complying with the law, but we are also fostering communities that residents are proud to call home. When people are proud of where they live, they tend to take better care of themselves, each other, and the property where they live. While property management is never easy, we can always take pride in helping provide what is likely one of the most important parts of our residents' lives, having a home to be proud of.

“HOUSING IS
ABSOLUTELY
ESSENTIAL
TO HUMAN
FLOURISHING.
WITHOUT
STABLE
SHELTER, IT ALL
FALLS APART.”

-MATTHEW DESMOND



Equal Housing Opportunity

