

PennDel News

**2016
Special
Edition**

The PennDel AHMA Board of Officers and Directors are providing the information included in this special edition of our e-newsletter in hope that knowing a little more about the 2016 Officers, Directors, Advisors, and committees will encourage PennDel AHMA members to become more involved. In the following pages there will be a brief introduction to the people of PennDel AHMA and an overview of the committees.

Officers

President	William Brown
1st Vice President	Deborah Neagu
2nd Vice President	Eric Naftulin
Treasurer	Jody Dimpsey
Secretary	Eileen Wirth
Past President	Richard Skoczylas

Directors

Judith Batchelder
Julieann Duca
Sharon Jacob
Marty Josephs
Jay Laff
Kenn Penn
Michelle Storino

Advisors

Lisa Case
Susan Eliason
James McGrath
Mark Morgan
Randall Scheetz
Michael Simmons

Board Liaisons

Paul Cohen, Esq. Andrew Goldberg

Executive Director

Gerri Aman

Our 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.

The mission of PennDel AHMA is to support the National Affordable Housing Management Association's (NAHMA) efforts with legislative and regulatory policy that promotes the development and preservation of decent and safe affordable housing.

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.

2016 Goals For PennDel AHMA

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
- Expanding our outreach with social service and maintenance personnel
- Pumping up and refreshing our Fall Management Conference

What's in the News?

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Dates to Save!

Sponsored by
PennDel AHMA and IREM Del Val No. 3

Maintenance Matters!



May 17, 2016

Xfinity Live! Philadelphia, PA



Presenting Sponsor



One Day of Extensive Training for the Maintenance Professional



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Event Sponsors



More details and ONLINE REGISTRATION at www.PennDelAHMA.org

Sponsorship Opportunities are available! Contact Tami Lewkowicz at 610-992-9100

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.



1½ Days of Educational Sessions including a VENDOR EXPO

Pennsylvania Delaware Affordable Housing Management Association

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Riverton, NJ 08077

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www.penndelahma.org



Presenting our

2016 Officers

President



William P. Brown Jr.

I live in Hatfield, PA and am President & CEO of Advance Living Management & Development, Inc. I am a licensed Nursing Home Administrator in both PA and NJ. I have been on the Board of Directors of PennDel AHMA for many years, and have been President of Board since 2014. I have been working in housing with our senior population for 35 years.

I am married, and have seven children. I currently serve as Secretary for the Developers Council of Pennsylvania and serve as an Elder of the Shepherds Heart Church. I enjoy and still play the drums and I have a special interest in old cars.

1st Vice President



Deborah Neagu, ARM, NAHP-e

My career began with Community Realty Management in 1995 as Property Manager at Williamsport Village in Williamsport, PA. Ten years later I became Executive Property Manager with a portfolio of 1,268 units throughout Northeast and Central Pennsylvania. Through NAHMA and IREM, I hold numerous certifications including Tax Credit Certified Compliance Specialist, Assisted Housing Manager, and ACCREDITED RESIDENTIAL MANAGER. Additionally, I hold a Pennsylvania Real Estate License. My extensive experience within the multifamily housing industry includes affordable housing, tax credit, and Section 236 program management. In addition to property management, my responsibilities at CRM include supporting the corporate IT department by providing training to new site staff in all aspects of site leasing software as well as implementing new software applications and troubleshooting. Sites under my management have achieved exceptional scores for both REAC and MORs conducted by Pennsylvania Multifamily Asset Managers.

2nd Vice President



Eric Naftulin, NAPH-e

I have been the Executive Director of Federation Housing, Inc. (FHI) since 2004 , and recently celebrated 25 years of service with FHI. I grew up and raised our family in Northeast Philadelphia's Somerton/Bustleton section where FHI's corporate management office and several housing projects are located. My wife, Michele and I are happily married with two sons — our eldest son is a New Hope Borough police officer and his younger brother is attending Holy Family University, studying physical therapy. We enjoy family time at the Jersey shore, skiing, traveling and spending time outdoors.

I am proud of my long standing affiliation with the PennDel AHMA and look forward to continuing our tradition of supporting the affordable housing industry and its partners. I look forward to meeting YOU at a future PennDel AHMA event. Together—let's explore the ways we can enhance your experience as a member of the PennDel family.

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2016 Officers cont'd

Treasurer



Jody Dimpsey, CPM®, Broker

I started JLD Property Management Group in 2005 and I have over 25 years in the property management field. My background includes a comprehensive understanding of Section 42 (LIHTC), Rural Development, HUD and other financing vehicles associated with affordable housing. I am recognized as an expert on Section 42 Compliance, am a Spectrum S.T.A.R. recipient, and am a Certified Tax Specialist C3P. I have served as President of IREM's Delaware Valley Chapter No. 3 Board, and as a Member of Council for Affordable Rural Housing (CARH). I currently serve as Treasurer on PennDel AHMA™'s Board of Directors.

I'm very active in my community of Hummelstown where I reside with my dog Henri (the wonder dog). I own an art gallery and studio and am Chair of Hummelstown Arts Festival, love the Godfather trilogy and am an avid golfer.

Secretary



Eileen Wirth, MBA, CPM®, HCCP, SHCM®

Incorporated in 1896, Octavia Hill Association, Inc. (OHA) developed, operates and manages approximately 400 housing units, both market rate and affordable, throughout Philadelphia. As the President & CEO of OHA, I am responsible for overall company operations, as well as new development, refinancing, sales, and major renovations.

I hold the CERTIFIED PROPERTY MANAGER® designation from the Institute of Real Estate Management, the Housing Credit Compliance Professional designation from the National Association of Home Builders (NAHB), and Specialist in Housing Credit Management from the National Affordable Housing Management Association. I currently serve as the President for NJ Chapter No. 1 of IREM, Vice Chair of the IREM Federal Housing Advisory Board, and am a member of the IREM National Membership and Credentialing Committee. I was Region 2 Regional Vice President with IREM for the 2007 – 2008 term.

I live the happily single life in NJ where I am also active with the Alumni Association and Women's Leadership Council at Rider University, where I obtained both my bachelor's degree in Finance as well as my MBA.

Past President



Richard K. Skoczylas, CPM, NAHP-e

I have been working in the property management industry for over 30 years and have managed all types of real estate including residential, retail, and commercial (including office buildings). I have worked with large property management organizations such as NHP, Insignia, and AIMCO. I am currently employed by Harbor Group Management Co., where I am responsible for managing a conventional residential portfolio that is comprised of 2,200 apartment homes located in N.J. and Conn.

I am a CPM® and an officer of IREM Chapter No. 3 serving as the 2016 Chapter President. I am affiliated with NAHMA as a Board Member and hold various affordable designations such as SHCM, CPO, NAHPe and COS. I served two terms as President of PennDel AHMA, and currently serve as Past President and Board Member Emeritus. A real estate broker in the state of Pa. and N.J., I am also an approved Real Estate School instructor in Pa.

Finally, I reside in the City of Philadelphia with my wife Joyce and two children. I enjoy sports and fishing, music, attending theatre, Broadway shows/musicals and concerts. Community involvement in conjunction with work related activities to support charitable organizations such as Habitat for Humanity, Salvation Army, Wounded Warrior and Ronald McDonald House.

2016 Directors



Judy Batchelder, ARM®, FHC

I have worked for the Boston Land Company as Property Manager of Quaker Hill Place since 1992, and added the responsibilities of Software Advancement & Compliance Manager (Yardi super-user) in 2009. I have served on the PennDel AHMA Board of Directors for several years and love chairing the e-newsletter committee (thanks to the influence of my mother who was an English teacher in area high schools and Del Tech Community College). I am a third generation native of Wilmington, Delaware — and none of my immediate family members worked for DuPont! In June of 2013, I married Dave who I met when he conducted HUD MHQS inspections at QHP a few times as part of his job with the Wilmington Dept. of Real Estate and Housing. Our blended family includes a 35 year old son, two daughters in their 20s, and a grandson who is very excited to be a “tween”. We love entertaining, and are both active members of Emmanuel Orthodox Presbyterian Church.



Julieann Duca, NAHPe

I have more than 20 years of leadership experience in the property and community management field. As Regional Property Manager at Interstate Realty Management Company, my current responsibilities include oversight of 17 communities consisting of 2068 units that have various financing, including mixed, Section 8, Tax Credit, market and third party client. I provide supervision for all financial and leasing activities, and am responsible for communicating residential issues to my team.

I hold several industry designations, including: HCCP, NAHP-E, FHC, SCHM, COS. I am an active member of PennDel AHMA, participate in ongoing training activities, and, as a new board member, look forward to serving on the Board of Directors.

I live in the Somerton section of the city of Philadelphia. I am married. I do not have 2 legged children. However, everyone that know me will tell you my 4 legged family mean the world to me. When I am not walking “Lucky” I am training and socializing feral, stay cats and kittens and visiting my nieces and nephew.



Sharon Jacob, CAPS, BOS

Danny and I have been married for 7 years with 6 sons between us, 1 grandchild and another expected in May. I live in Middletown, Delaware and consider myself to be a locavore! My personal interests are cooking (I’m a recent achiever of baking bread!), gardening and politics.

I’ve been in the property management field for 31 years, with the last 5 being at Pennrose as a regional manager. Besides being a PennDel AMHA board member I’m also on the NJAA Education Committee and have been since 2005. I have a CAPS designation as well as a BOS.



Martin (Marty) Josephs

In over 20 years of senior level management experience in the real estate industry, I have worked in the commercial, residential, retail and healthcare sectors. This experience includes operations management, marketing and sales, development, and acquisitions. I joined Ingerman, a company which develops, constructs, and manages affordable apartments, in 2007 as VP of Property Management and was promoted to President in 2011. My portfolio includes oversight of Operations, HR, Compliance, Marketing and Leasing, Maintenance & IT at 70 properties totaling 6,220 units located throughout NJ (35 communities), PA, DE & MD. Prior to joining Ingerman, I was with Pennrose Management Company as Vice President, The Shelter Group as Regional Vice President of Operations, and managed a mixed use commercial and retail complex for Jones Lang LaSalle.

I currently serve as a Board member of PennDel AHMA and the New Jersey Apartment Association. I am married and reside in Villanova. I have two fully launched daughters, one of whom lives in Buffalo and the other in Boulder. My outside interests include golfing, running, gardening and home renovation projects.

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2016 Directors cont'd



Jay Laff, NAHPE

I have been President/CEO of Sencit Properties, Inc. in Harrisburg, PA since 2000. Sencit is a multi-state developer and manager of affordable, senior, and market-rate multi-family housing. For 36 years preceding my involvement in the housing industry, I was involved in health care administration in Pennsylvania, New Jersey, and Michigan. I was President of the PA Chapter, American College of Health Care Executives for four terms and was a licensed Nursing Home Administrator in PA, NJ, and MI. From 1975-1979, I served as Director of Long Term Care for the PA Dept. of Health, Harrisburg.

PennDel Chapter service includes membership, Officer, Director, and Charitable Donations Committee Chairperson. Current licenses include Real Estate Broker in PA and NJ.

My wife, Linda, and I live in Lebanon County, PA and just celebrated our 50th wedding anniversary with our son and daughter, their spouses, and our six grandchildren.



Kenneth Penn, CPM®, CCIM

I am the President of Community Property Management, Inc., (C.P.M.) a company which was started in 1999. C.P.M. manages subsidized and tax credit housing developments which includes seniors and family developments. We also provide consulting to self-managed and/or troubled properties. Most of the properties we initially took over management were all troubled and we provided turnaround strategies to make them successful for the owners and comfortable for the residents. We are known that if you can't walk around in your sox, then it is not home.

I enjoy water sports such as sailing and rowing and am a member of the Vesper Boat Club. My new hobby and love is golf which I practice chipping each morning at sunrise as long as there is no snow on the ground.

I am also a board member of the African American Chamber of Commerce (AACC) and Inglis House. My wife, Carol Horne Penn and I have two girls; a junior at Hamilton College and a junior at an independent school in Philadelphia. We reside in Chestnut Hill.



Michelle Storino, ARM®, SHCM®, NAHP-e®

I have been a part of Community Realty Management's team since October, 2008. With over 20 years of diverse experience in multi-family housing, I was previously responsible for managing a portfolio of CRM properties, including staff development and supervision, budget preparation, marketing, development of property and operating plans, rent recommendations, applicant screening, tax credit lease up, and lease enforcement. In June 2015, I became the Vice President of Operations, overseeing and directing all aspects of the company's operational policies, objectives, and initiatives. Eight regional property managers report directly to me. I communicate directly with clients, oversee the property budget preparations, and analyze financial statements.

I was the recipient of the ARM of the Year for Chapter 101 in 2014, was the CPM Candidate of the Year for Chapter 101 in 2015, and received the Michael Fisher Award for Excellence in Property Management in 2012 and 2014. I serve on the ARM Committee for Chapter No. 101 of IREM and the Membership Committee for PennDel AHMA, and as Chairperson for PennDel AHMA's Education Committee.

I am married with three children, two grandchildren and I live in Philadelphia, PA. When I am not working, I enjoy my time at the beach.

Presenting our

2016 Board Liaisons



Paul Cohen, Esq., CRE

I am the founding partner of Cohen, Willwerth & Marraccini, a law firm dedicated to representing and advocating for the interests of landlords throughout Pennsylvania and New Jersey. In addition to chairing the PennDel AHMA legislative committee, which follows and reports on all relevant current legislative activities, I am also a prominent government advocate for the Pennsylvania and New Jersey Apartment Associations, and the Institute of Real Estate Managers.

As a member of the Lease Committee for the National Apartment Association and advisor to the Uniform Law Commission, I have helped to write, support and alter several important pieces of legislation and am using my 32 years of experience to re-write the entire Pennsylvania Landlord & Tenant Act as Chairman of the Pennsylvania Joint State Government Commission. In addition, I am a licensed Real Estate Broker in Pennsylvania, New Jersey and New York and serve as general counsel for the Greater Philadelphia Association of Realtors.

I live in Churchville, PA with Annie, my wife of over 30 years, and have two children, Paul and John. When I am not working, I am an avid runner and biker. I also enjoy skiing, travel and golfing and became a licensed pilot in 1995 and a commercial pilot in 2000.



Andrew Goldberg, CR, WLS, AIT

I have been working in the Disaster Restoration Industry for the past 20 years and in the construction industry for over 30 years. A 5th generation contractor, a Certified Restorer (CR), and a Certified Water Loss Specialist (WLS), I am the founder and owner of RestoreCore and SecureCore. RestoreCore is a full service disaster restoration contractor that specializes in restoring businesses and homes after disaster strikes. SecureCore provides clients with disaster planning tools, onsite disaster management and online disaster plans. I have an extensive background teaching others about restoration and disaster planning.

I hold the National Apartment Association Educational Institute Faculty's Advanced Instruction Trainer (AIT) designation. I have taught numerous courses to the commercial and residential property management community, am an approved instructor for the Commonwealth of Pennsylvania Insurance Department as well as the State of New Jersey Department of Banking and Insurance. I am a founding member of the Pennsylvania Apartment Association (PAA) Educational Review Committee.

I serve on the Board of Directors for the New Jersey Apartment Association (NJAA) and chair the Associate Members committee for the Pennsylvania Delaware Affordable Housing Management Association.

Executive Director



Gerri Aman

I have over 20 years experience in association management. I have served as the Executive Director of PennDel AHMA since December 2003. I also serve as the Association Executive for the IREM New Jersey Chapter No. 1. I enjoy working with the dedicated volunteer leaders of PennDel AHMA as well as interacting with our members at trainings and events throughout the year.

I reside in Palmyra, NJ with my husband Joe and our dog, Dexter. We have two grown children. I have recently developed a passion for genealogy. I enjoy gardening and have been known to frequent thrift stores and flea markets in my spare time.

Committees

There are nine very active PennDel AHMA committees. We are very fortunate to be working with such an excellent team of professionals who volunteer their time to deliver the best results for the membership of PennDel AHMA however, all committees would welcome additional volunteers. If you are interested in joining a committee, contact Gerri Aman at 856-786-2183 or penndelahma@comcast.net.

Charitable Donations Committee

Chairperson Jay Laff

Enables PennDel AHMA to give back to the community through several venues including Toys for Tots, Food Bank of DE, and Wounded Warriors

The most significant of PennDel AHMA's contributions is our annual donation to the NAHMA Educational Foundation partially funded by the production and distribution of the commemorative journal at the annual conference.



Associate Member Committee

Chairperson Andy Goldberg

Provides a voice in PennDel AHMA for our associate members

The committee is instrumental in formulating educational courses and assists in the membership drive initiative. Our associate members' sponsorship during our conference and programs have made it possible for PennDel AHMA to avoid inflating member costs.

Membership Committee

Chairperson Rich Skoczylas

Strives to ensure continued membership of our current members as well as increasing our regular and associate membership and our affiliate properties

Student membership has also been added to our list to identify future potential members and leaders for our association and the industry.

Fall Conference Committee

Chairperson Deb Neagu

Orchestrates the annual management conference

This year's conference will return to Dover Downs on September 28-29, 2016.



Programs Committee

Chairperson Sharon Jacob

Offers four member meetings which include a meal, updated PennDel AHMA news, and an informational session

Legislative Affairs Committee

Chairperson Paul Cohen, Esq.

Monitors and reports on legislation both nationally and on the state level which may directly affect the housing industry

Social Media Committee

Manages PennDel AHMA's presence on Facebook, Twitter and Linked In

E-Newsletter Committee

Chairperson Judy Batchelder

Distributes 2-3 regular editions of the newsletter to all members

Articles include updates from the NAHMA and Penn Del AHMA organizations, reports of events and accomplishments from PennDel AHMA members, and valuable information from our associate members. The PennDel AHMA e-newsletter is sent electronically to the contact person for each member company and of each affiliated site. We hope that it is being shared with other staff members of member companies and sites.

Education and Training Committee

Chairperson Michelle Storino

Plans and executes numerous courses and workshops during the year



Associate Member Yellow Pages

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

Acadia Windows & Doors

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930 Todds Lane, Baltimore, MD 21237
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The APTS

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Security Guard Services
 Patrick Corcoran
 33 Ashley Drive, Schwenksville, PA 18074
 267-329-8104
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www.fedsecurityservices.com

ForRent Media Solutions

Advertising/Marketing
 Emily Martin
 555 Route 1 South Suite 150
 Iselin, NJ 08830
 732-326-3080, Fax 610-497-0974
emily.martin@forrent.com
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 Kristen Worrell
 1600 Route 22 East #107, Union, NJ 07083
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Full Service Maintenance/Property Management Firm Specializing In Corrective Reac/HUD Management Services
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www.kramermarks.com

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MaGrann Associates

Energy Efficiency Consultants
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www.msbresources.com

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gcowden@multihousingdepot.com
www.multihousingdepot.com

National Tenant Network

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www.ntnonline.com

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