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NEWS

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PMA Honors the Region's Best Apartment Communities

Bethesda, MD: The Property Management Association honored the region's most outstanding apartment communities at the third annual PMA Apartment Community Excellence Awards (PACE) celebration, held October 15 at the Martin Crosswinds in Greenbelt Maryland.

According to PMA Executive Vice President Thomas B. Cohn, "PACE recognizes exceptional apartments and identifies communities that are passionate about providing exceptional resident services and delivering unparalleled living experiences. PACE not only celebrates excellence in the management of apartment communities, it also fills a void. PACE is the only awards program in the national capital region that evaluates apartment communities on their operating efficiencies and ability to deliver world-class customer service. Unlike many apartment award programs in other parts of the nation, PACE is not a beauty contest or a program to honor as many communities as possible. Instead, PACE looks to recognize truly extraordinary properties that are the best of the best."

The PACE Awards competition was open to all national capital area apartment communities. In 2015, more than 170 communities, serving as home to nearly 90,000 area residents, competed for PACE honors. Judges were experienced professionals with a combined 290 years of property management experience.

The Property Management Association established both categories and criteria for PACE Award winners to help assure apples-to-apples comparisons. Categories were based on average monthly rent of participants. In addition, the Judge's were given the latitude to present special Judge's Choice awards that could focus on technology integration, environmental sustainability (green) and recognizing excellence in management and resident service.

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PACE also established a weighted point evaluation system that factored in resident services, amenities, community and marketing outreach, resident retention programs, operating efficiencies and community appearance. A minimum score was required to even be considered for an award. Awards were presented to lease-ups, market rate and government-program housing (communities that receive favorable tax considerations for below market rate rents and/or communities where residents receive government assistance to help pay rent) and 55+ communities.

The 2015 PACE winners are:

3 Tree Flats, Residential One, Affordable DC, Winner
450K, Kettler Management, Lease-Up DC, Winner
Allen House, Residential One, Affordable DC, Winner
Arbor Crest, The Donaldson Group, Market Rate MD, Judge's Choice
Bainbridge Bethesda, Bainbridge Mid-Atlantic, Market Rate MD, Winner
Berkshires at Rock Spring, Berkshire Communities, Market Rate MD, Judge's Choice
Briarwood Place, Morgan Properties, Judge's Choice
City Market at O Street, Bozzuto Management, Market Rate DC, Judge's Choice
Crystal Square, Bainbridge Mid-Atlantic, Market Rate VA, Judge's Choice
Ellicott Gardens, Residential One, Affordable MD, Winner
Evergreen House Apartments, Quantum Management, Affordable VA, Winner
Gables Centerpointe, Gables Residential, Market Rate VA, Winner
Gables City Vista, Gables Residential, Market Rate DC, Winner
Gables Dupont Circle, Gables Residential, Market Rate DC, Winner
Gables Upper Rock, Gables Residential, Market Rate MD, Winner
Halstead Dulles, Bozzuto Management, Winner Market Rate VA
Halstead Square Dunn Loring, Bozzuto Management, Winner Market Rate VA
Highland House, Polinger Shannon & Luchs, Market Rate DC, Judge's Choice
Inwood House, Edgewood Management, Senior MD, Judge's Choice
Island Walk, Quantum Management, Affordable VA, Judge's Choice
Jericho Residences, Bozzuto Management, Senior MD, Judge's Choice
Lockwood House, Quantum Management, Senior VA, Winner
Mallory Square, Bozzuto Management, Lease-Up MD, Winner
Monticello Lee, Scott Management, Market Rate VA, Judge's Choice
North Pointe, Gates Hudson, Market Rate MD, Judge's Choice
Penrose Square on Columbia Pike, B.M. Smith, Market Rate VA, Winner

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Pleasant Homes, Edgewood Management, Affordable MD, Judge's Choice
Potomac Woods Senior Apartments, Residential One, Winner Senior VA
Prosperity Flats, Gates Hudson, Market Rate VA, Judge's Choice
Raven's Crest, LCOR, Market Rate VA, Judge's Choice
RiverHouse, Vornado/Charles E. Smith, Market Rate VA, Judge's Choice
Rock Creek Terrace, Edgewood Management, Affordable MD, Judge's Choice
Rolling Brook Village, The Donaldson Group, Market Rate VA, Winner
Solaire Wheaton, Gables Residential, Market Rate MD, Judge's Choice
Tanglewood Apartments, Residential One, Affordable MD, Winner
The 615 at Odenton Gateway, Greystar Management, Market Rate MD, Judge's Choice
The Elms at Centreville, Legend Management Group, Market Rate VA, Judge's Choice
The Evergreens at Laurel, Allen & Rocks, Market Rate MD, Winner
The Ivy Club, Allen & Rocks, Market Rate MD, Winner – BEST IN SHOW
The Point at Silver Spring, PANCO Management, Market Rate VA, Judge's Choice
Victory Court, Habitat America, LLC, Senior MD, Winner
Virginia Square Towers, Dittmar Company, Lease-Up VA, Winner
Walden Commons, Scott Management, Market Rate DC, Winner
Wentworth House, LCOR, Market Rate VA, Winner
Westbrooke Place, Gables Residential, Market Rate DC, Judge's Choice
Woodbridge Station, Fougler-Pratt, Market Rate VA, Judge's Choice

For more information about the PACE Awards and PMA, contact Alan Primack, Property Management Association, 7508 Wisconsin Avenue, 4th Floor, Bethesda, MD 20814; 301-657-9200, alan@pma-dc.org, www.pma-dc.org, www.bestapartmentsindc.com.

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