Sean Warfield Receives Sidney Glassman Award

Sean Warfield of Tishman Speyer was presented with the Sidney Glassman Award, AOBA’s highest honor, at January’s Annual Meeting. The Sidney Glassman award was inaugurated in 1985 by the AOBA Board of Directors. Among Mr. Glassman’s many accomplishments was writing one of the first books in the field, *Tools for Creative Property Management*. The Fundamental qualities for this leadership award are significant contributions to the industry in the areas of education, training, management, administration, and legislation.

“Sean Warfield is an ambassador for our industry,” past recipient Caroline Kruger said in presenting the award. “His AOBA contributions alone include: being AOBA President; being a familiar face within the halls of the District’s Wilson building, where he visits councilmembers and representatives lending his voice to advocate for fair property management legislation; providing a steady presence at AOBA events and community projects; and vigilantly supporting our rising talent.” Mr. Warfield is a past board member of Jubilee Housing, past president of the African American Real Estate Professionals, and he has served as a “guidance counselor” to the Real Property Tax Appeals Commission. Currently, in addition to his ongoing dedication to AOBA, Sean serves as Vice President of the Golden Triangle Business Improvement District’s Board of Directors, and represents AOBA on the DC Policy Center’s Board.

Elisabeth Kirk Named Outstanding Associate Member

Elisabeth Kirk, Marketing Director with Ted Ross Consulting, was saluted as the 2019 Outstanding Associate Member at the Annual Meeting.

In announcing the award, Dani Bressler of Toepfer Construction, a previous winner of the award, said: “This year’s winner has been a standout for years. As a member of the Maintenance Mania Committee, she has helped secure sponsorships and increase involvement for both participants and spectators. As the Chair of this committee, she has helped grow... Continued on page 7 >>
Multifamily

COUNCIL CONSIDERS INDOOR MOLD REMEDIATION ENFORCEMENT
A public hearing on the “Indoor Mold Remediation Enforcement Amendment Act of 2019” (B23-132) took place Dec. 9. The bill requires the Department of Consumer and Regulatory Affairs (DCRA) to provide administrative enforcement of the indoor mold remediation standards and procedures of the Air Quality Amendment Act of 2013. The bill also requires DCRA to issue a notice of violation (NOV) to housing providers to compel the remediation of indoor mold within 30 days or face a fine of $100 for the first offense (class 4 infraction). The bill creates a threshold for a violation to be 10 or more square feet of indoor mold growth in an affected area.

AOBA testified in support of this bill because it will statutorily require an NOV before an infraction is issued, set a prescribed abatement period with allowable extensions, impose lower penalties, and create an overall cost-savings compared to the “adjudication only” process. DCRA and DOEE oppose this bill, citing concerns of insufficient staff capacity and resources to implement it. AOBA will remain engaged as this bill advances through the legislative process.

RENT CONTROL EXTENSION BILL UPDATE
AOBA and several members met with D.C. Councilmembers in December regarding the “Rental Housing Act Extension Amendment Act of 2019” (B23-433). The bill, as introduced, would reauthorize the rent control law for an additional 10 years. However, a coalition of tenant advocates, through an organized “Reclaim Rent Control” campaign, have been pushing for radical amendments to be incorporated into the Extension bill. AOBA was able to secure sufficient commitments from lawmakers to oppose any amendments, and to support a collaborative and deliberative process, via a Council-led work group, for a future standalone bill to address issues with the existing rent control law and the District’s housing affordability needs.

As a result of discussions with the Housing Committee, AOBA successfully secured commitments that amendments to the vacancy and annual rent increase provisions in the existing law would not be included in any future legislation. However, still under consideration are proposals to expand rent control to newer buildings and smaller four-unit properties, eliminate voluntary agreements and amendments to the hardship and other petition processes.

Councilmember Anita Bonds expects to use the next several months to form a working group comprised of a diverse group of stakeholders and produce a consensus bill. AOBA is working with the Housing Committee on launching the working group and ensuring a collaborative process that will yield a bill that can begin to truly address the District’s housing affordability challenges.

Commercial

BEPS TASK FORCE MEETINGS KICK-OFF
The Department of Energy and the Environment (DOEE)’s Building Energy Performance Standards (BEPS) Task Force held its inaugural meeting Dec. 10 to discuss the implementation of the mandatory Building Energy Performance Standards.

AOBA will continue to take an active role in the implementation of these standards. Members should stay engaged with AOBA’s government affairs team and members of the Task Force. The regulatory notice and comment process will likely proceed quickly with final regulations expected by late 2020. The proposed regulations are anticipated to be released to the public this summer. Members of the Task Force will have the first opportunity to comment on the proposed regulations, which is why AOBA was instrumental in ensuring our members would have an active voice. Members should review the Energy Benchmarking DC Scorecard distributed by DOEE early this fall; it provides the first indication of where your building’s energy... Continued on page 7 >>
positions on important bills. Contact Erin
meets weekly during the session to take
of expertise to join AOBA’s Maryland
you. We encourage members with a variety
this industry and we need to hear from
session has direct or indirect impact on
Much of the legislation being debated this
Transp ortation Committee. The bill
Died in the Housing and Real Property
AOBA members. Pending state legislation
ranges from proposals impacting
multifamily members such as a just cause
eviction bill to numerous environmental/
energy bills.

One example of legislation AOBA
is working hard to fight on behalf of
members is House Bill 20, Real Property
– Residential Rental Property – Annual
Eviction Moratorium. On Feb. 19, HB20
died in the Housing and Real Property
Subcommittee of the Environment and
Transportation Committee. The bill
would have prohibited evictions each year
between December 18 and January 8.

Much of the legislation being debated this
session has direct or indirect impact on
this industry and we need to hear from
you. We encourage members with a variety
of expertise to join AOBA’s Maryland
Government Affairs Committee, which
meets weekly during the session to take
positions on important bills. Contact Erin
Bradley, ebradley@aoba-metro.org, to learn
more.

Montgomery County
ARE BUILDING ENERGY PERFORMANCE
STANDARDS COMING TO MONTGOMERY
COUNTY?
Montgomery County is the latest jurisdic-
tion in the region to consider adopting
mandatory building energy performance
standards (BEPS) for commercial and
multifamily properties. In developing a
BEPS, the County is looking to:
• Draw on best practices from around the
country on building energy policies that
include requirements that go “beyond
benchmarking;”
• Take lessons learned from BEPS
policies underway in New York City
and the District of Columbia; and
• Consider input from public and private
stakeholders that would be covered by
this policy.

The Department of Environmental
Protection (DEP), which is leading
the effort, has stated that its goal is to
develop a policy that is both innovative
and practical, while helping the County
achieve its ambitious community-wide
climate goal of zero carbon emissions
by 2035. DEP kicked off the BEPS
discussion on Jan. 29. Several AOBA
member companies have been invited to
participate and represent our industry
in these policy discussions, including
Bozzuto, BF Saul, Brookfield Properties,
Grady Management, Foulger Pratt,
Southern Management, Stonebridge, and
the Tower Companies.

The group will review DC’s BEPS, which
requires building owners to invest in the
energy efficiency of their buildings
through energy audits and/or retro-
commissioning, all of which have a cost.
AOBA has communicated to DEP the
need to consider the County’s equally
laudable housing affordably goals and a
still-challenged commercial office market
during the BEPS discussions. This will
require consideration, for example, of
covered buildings and applicable
exemptions. Notably, the District’s law
directs the District’s Department of
Energy and the Environment (DOEE) to
establish exemption criteria that would
allow eligible communities to delay
compliance for a maximum three-year
period. Additionally, the DC law sets
forth exemption standards for defined
affordable housing buildings. Participants
in the Montgomery County work sessions
will want to consider these and other
provisions during the 2020 discussions.

COUNCIL APPROVES MANDATORY AIR
CONDITIONING BILL
Bill 24-19 – Landlord-Tenant Relations
– Obligations of Landlord – Air
Conditioning was expected to go
before the full Council on Jan. 21. The
Council will vote on the bill with AOBA
amendments from the Planning, Housing
& Economic Development (PHED)
Committee. Details on the key provisions
were covered in the January-February
Inside AOBA.

Prince George’s County
NEW LEADERSHIP IN THE PRINCE
GEORGE’S COUNTY COUNCIL
The County’s 2020 legislative year kicked
off Dec. 3 with the unanimous reelection of
Todd Turner to serve a second consecutive
year as Council Chair. At-large Council
Member Calvin Hawkins was also
unanimously elected to serve as Council
Vice-chair. Chair Turner and Vice-Chair
Hawkins will serve through Dec. 1.

Other changes to County Council
leadership include Councilmember
Rodney Streeter ascending to Chair of
the Government Operations and Fiscal
Policy Committee, while Councilmember
Derrick Davis will become Chair of the
General Assembly Committee. As most
bills of interest to AOBA are referred to
the Planning Housing and Economic
Development (PHED) committee, we are
pleased Councilmember Dannielle Glaros
will continue her role as Committee Chair.
Councilmember Sydney Harrison joins the
PHED Committee and assumes the role of
Committee Vice-Chair.
AOBA worked to limit the scope of harmful policy proposals that remained viable at the Virginia General Assembly’s procedural halfway point or “crossover”, when legislation must have passed in its chamber of origin to receive further consideration.

Legislators have been considering numerous proposed bills that would negatively impact commercial and multifamily residential property owners and managers by layering additional cost and regulatory burdens on the industry. AOBA secured amendments to a number of these measures to mitigate potential harm. A small handful remain in play.

Of particular note, H.B. 6, which would add “source of income” to the list of protected classes under fair housing law and mandate acceptance of federal housing choice (“Section 8”) vouchers, crossed over to the Senate for consideration. AOBA opposes the bill, which has the support of the Governor, Lieutenant Governor, Attorney General, and the Legislative Black Caucus.

Delegate Sam Rasoul (D-Roanoke) introduced H.B. 99 to add “victims of family abuse” to the list of protected classes under fair housing law. AOBA’s legislative team worked with a broad array of stakeholders to improve the bill to better address the Delegate’s intent to stop discrimination against victims of domestic violence whose credit has been impacted by their abuser. The bill passed the House of Delegates and crossed over to the Senate.

The new Democratic majorities in the House and Senate have prioritized passing anti-discrimination legislation in 2020. Several bills added to the list of protected classes under Virginia’s fair housing law; the bulk of those were rolled into omnibus discrimination legislation. AOBA worked with the bill patrons to secure amendments to eliminate from the housing provisions of the bill areas arguably covered under familial status, so the only new additions to fair housing law under the bill would be sexual orientation, gender identity, and status as a veteran. The bills passed in the House and Senate.

AOBA staff negotiated a compromise with Delegate Jeff Bourne (D-Richmond) and the administration on a proposal to cap late fees. H.B. 1420 sought to cap allowable late fees for non-payment of rent at 5%. AOBA persuaded the administration to instead set the cap at the lesser of 10% of periodic rent or 10% of the outstanding balance. The bill passed the House of Delegates.

Delegate Jeon Ward (D-Hampton) and Senator Jennifer McClellan (D-Richmond) proposed legislation directing the Department of Housing and Community Development to develop a plain English summary of a tenant’s rights and duties under the Virginia Residential Landlord/Tenant Act. The bill, authored by the Virginia Poverty Law Center, went further to dictate the inclusion of certain provisions that are not actually reflective of existing law. AOBA secured amendments that would only require an accurate summary of tenant rights and responsibilities to be furnished to the prospective tenant as part of the lease package. H.B. 393 passed the House and S.B. 707 passed the Senate; both will crossover.

AOBA supports legislation introduced by Delegate Jeff Bourne (D-Richmond) and Senator Jennifer McClellan to prohibit discrimination by local governments in land use decisions on the basis of the population a proposed development would serve. In addition to adding protections for race, color, religion, national origin, sex, elderliness, familial status, and disability, the bill protects against localities rejecting a proposed development on the basis of the income bracket it is intended to serve. The bills would arm local elected officials with the legal justification to overcome NIMBYism resistance and help deliver much-needed 

Continued on page 5 >>
VA ADVOCACY Continued from page 4 >>

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Bills were passed by their respective chambers.

Delegate Mark Keam (D-Vienna) introduced H.B. 1333, allowing housing providers to accept damage insurance policies in lieu of a security deposit. This innovative approach to reducing the up-front costs that serve as a barrier to entry into housing keeps the housing provider protected against potential damages. The bill passed the House and will crossover to the Senate.

On a more general business front, Virginia’s right-to-work laws faced a threat of repeal. Existing law states that an individual’s employment may not be made contingent upon their membership in a union organization. Labor interests have dominated the 2020 session and mandatory unionization was a pillar of their legislative agenda. After reporting favorably from the House Committee on Labor & Commerce, Delegate Lee Carter’s (D-Manassas) H.B. 153 failed to pass the House before the crossover deadline. Senate Majority Leader Dick Saslaw (D-Springfield) introduced a watered-down version of Carter’s outright repeal. That bill was passed by indefinitely in the Senate Committee on Commerce & Labor, sustaining the right-to-work laws in their current form.

Delegate Mike Mullin (D-Newport News) and Senator Jeremy McPike (D-Dale City) introduced legislation to preserve customers’ ability to procure 100% clean and renewable energy from competitive suppliers. Providers have entered the Virginia market, supplying such energy at rates lower than Dominion Energy’s base power rate. Dominion has petitioned the SCC for a tariff to close the market for such energy purchases. H.B. 889 was passed by the House; the roadblock remains in the Senate where S.B. 379 was passed by indefinitely. Hopefully the clean energy choice provisions will serve as a bargaining chip in broader renewable energy discussions.
As Spring arrives, AOBA embraces two important events at the James E. Duckworth School, a Prince George’s County, Md. school for children with disabilities.

All members are invited to roll up their sleeves for the annual Clean Up Day Friday, April 3, to landscape the school and get it in tip-top shape. There are three volunteer shifts: 6:00 - 9:00 a.m., 9:00 - noon, and 12:00 - 2:00.

April 17, from 9:00 a.m. to 1:00 p.m., members are invited to cheer on students competing in the annual Special Olympics Challenge Day. Members will assist with various games and as needed. A prize auction will be held. Please register online, and support Special Olympics competitors! T-shirts for volunteers are $20 and can be purchased online with your registration. Email Jeanne Clarke for further information, jclarke@aoba-metro.org.

Support Duckworth School Events

WES HUFFMAN IS FOUNDATION’S NEW EXECUTIVE DIRECTOR

Wes Huffman joined the AOBA Educational Foundation as Executive Director in January. He brings experience leading non-profits involved in education, workforce development, and economic development. He was the Executive Vice President for Strategic Development at Pay Your Tuition, Inc., and worked on strategic planning and communications with education and workforce development-related non-profits at Washington Partners, LLC.

“We are extremely pleased to welcome Wes,” said AEF Chairperson Kathy Barnes. “His experience leading non-profits and working on issues of interest to AEF, AOBA members, and building engineers of the future will be a great asset.”

“Increasing the number of qualified building engineering professionals is a win-win for the industry and its prospective employees,” said Huffman. “I look forward to working with the AEF Board to highlight the benefits of these careers and expand the talent pipeline.”

The AEF, a 501(c)(3) non-profit organization, was created by AOBA members to address the talent crisis in the commercial real estate industry by promoting careers in building operations, engineering, and maintenance. The Foundation connects job seekers, training centers, workforce development programs, and employers, helping companies recruit, develop, train, and retain skilled tradespeople.

“The AEF will not offer a formal AOBA-based internship program this year, instead working with stakeholders to create sustainable and active pipelines for new and transitioning employee-prospects into the profession. The AEF will increase awareness of building engineering via a new online jobs center and building relationships with education and training providers, career centers, and military-to-civilian engagement programs.”

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AOBA Staff and members are actively working and testifying on the following bills:

- **Maryland HB 561 Community Choice Energy.** AOBA opposes this bill because it burdens members by having to actively “opt-out” of joining a community choice aggregation group and would put members’ utility usage data at risk.

- **Maryland SB 265 Clean and Renewable Energy Standards.** AOBA opposes this bill, as written, because it does not contain “grandfathering” provisions for existing third-party supply contracts that our members have entered and has a significant increase in the standard in 2021 that would increase costs to members.

- **Virginia HB 889 Electric Utilities; Retail Competition** would finally allow true customer choice in Virginia and allow all customers to choose a third-party supplier for renewable energy in the Commonwealth. AOBA supports this bill because it gives our members choices in energy supply.

Please review the timeline below to start planning your submissions.

- **May 21, 2020:** TOBY Seminar in DC. All applications, submissions and nomination processes are open.
- **September 18, 2020:** Deadline to apply, submit, or nominate for all Awards.
- **September 19-October 19:** Judging occurs, including online submission review, site tours, and interviews.
- **November 5 - 6, 2020:** Commercial Awards Celebration

Please note this timeline may be subject to change.

**COMMERCIAL AWARDS CELEBRATION**

COMMERCIAL ENGINEER OF THE YEAR

K.E.E.P. TOBY Awards

The Outstanding Building of the Year

Tell Your Story

Please review the timeline below to start planning your submissions.

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Please note this timeline may be subject to change.

Elyse L. Kirk Continued from page 1 >>

This event year after year, garnering more excitement and participation than ever before.”

“In addition to Elisabeth’s contribution to Maintenance Mania, she has also been a driving force on the Community Outreach Committee,” added fellow past recipient Tony Curtis of Classic Concierge. “Whether she is planting flowers at the Duckworth School clean-up day, doing face-painting for the students at Challenge Day, or helping organize the Covenant House Sleep-out, Elisabeth can always be seen giving back to the community.”

AOBA AND AOBA ALLIANCE, INC. STAFF

Staff can be contacted at 202/296-3390 or 202/296-3390 x 241. Please contact Brewster Thackeray, BThackeray@aoba-metro.org or 202/296-3390 x 241.
AOBA Welcomes Three New Board Members

The Apartment and Office Building Association of Metropolitan Washington (AOBA) is pleased to introduce three new members of its Board of Directors: Kathryn Clement, Senior Vice President of JBG SMITH; Alison Punsalan, Senior Vice President of Foulger-Pratt; and Gigi Galbraith, Director, Client Development at Capitol Concierge, Inc. Ms. Galbraith is the Associate Member representative on the Board. These new Directors were introduced at AOBA’s 2020 Annual Meeting on January 16 in Washington, D.C., and attended their first meeting on January 23.

Kathryn Clement is responsible for the overall operation of the JBG SMITH portfolio in excess of six million square feet. As Senior Vice President, she has direct responsibility for the day-to-day operations and financial performance of the properties and reporting to third party owners. Ms. Clement joined JBG SMITH’s predecessor Vornado/Charles E. Smith in May 2003. She held prior property management positions at Advantis Real Estate Services, MGP Real Estate LLC and Manulife Financial. Ms. Clement holds professional designations of Real Property Administrator (RPA) from Building Owners and Managers Institute, Certified Property Manager (CPM) from Institute of Real Estate Management, Certified Commercial Investment Member (CCIM), and her Property Manager’s License in the District of Columbia. She is a member of the Board of Directors for the Golden Triangle Business Improvement District and currently serves as Secretary.

Kathryn has been active with the TOBY Awards as a participant or judge since 2003, and now chairs that award committee. She has also been an RPA instructor.

Alison Punsalan joined Foulger-Pratt eight years ago, and has been Senior Vice President, Property Management for three years. She previously worked at Fairfield Residential for a decade, concluding her time there as Vice President of Mid-Atlantic and Northeast Operations. “I joined AOBA several years ago and have been active in Montgomery County legislation issues with Nicola Whiteman,” she says. Foulger-Pratt is headquartered in that county with a large number of assets based there.

Alison earned her CPM designation from IREM and served as a Board member of IREM Chapter 92 for four years. She also served as a Board member for the Property Management Association and was awarded PMA’s John N. Gallagher Property Management Professional of the Year award in 2017. “I was welcomed so warmly by the Board and I am looking forward to learning from them,” Alison says. “I am interested in working to challenge any legislation that adds burden or additional operating cost to our assets that is not balanced in common sense.”

Gigi Galbraith got her start in the real estate industry with CarrPark in 1992, and has been active with AOBA since that time, working with the Community Outreach Committee, the Speaker Series, Rising Leaders, and is now the Chair of the Associates Coalition Team (ACT). As Director of Client Development at Capitol Concierge, she expands the firm’s portfolio of professionally trained concierges in the Washington, D.C. area.

Gigi notes, “ACT’s focus will continue to be engaging property managers to be more involved in all aspects of AOBA. All our Committees are open and we encourage property managers to become involved in a committee.”
New Award Honors David Hillman

The Association’s newest award will highlight key characteristics of AOBA’s late member David Hillman, founder, Chairman and CEO of Southern Management Corporation. The award, announced at the Annual Meeting, will honor the memory of a leader who was noted for his exceptional and innovative commitment to both his industry and community. The winner will be an AOBA member who humbly demonstrates unwavering enthusiasm in identifying, researching, and solving a need; someone who meets challenges head-on, offers creative solutions, and inspires others to follow that person’s example in pursuit of the greater good.

“David was the true definition of a maverick – a visionary, a leader, a teacher, and a champion of others,” said Mr. Hillman’s wife Suzanne Hillman, the President and CEO of Southern Management. “My family, my Southern family, and our real estate family are so proud and grateful that you have chosen to honor David’s memory.”

Mrs. Hillman was joined in announcing the Award on January 16 by their close friend Rushern Baker, the former Prince George’s County Executive. “He was fearless for the right things. He was the best of what this organization wants the world to see. It’s not just about making the best apartments; it is about making the best communities,” said Mr. Baker.

Persons being nominated for this award will have consistently demonstrated compassion, leadership, and service. The charitable activities, events, or service listed on the application should go beyond the nominee’s job description or duties. Nominees must be employed by an AOBA member company at the time they are nominated. The winner will be recognized for activities that occurred in, or continued into, the year when nominations were made. The 2020 nomination deadline is September 18.

For further information and the link to the application, please contact Brewster Thackeray, BThackeray@aoba-metro.org.

AOBA Alliance Promotes Two Staff

The AOBA Alliance has promoted two core staff members. Kevin Carey is now Vice President of Operations, while Uatausha Taylor is Vice President of Administration and Regulatory Filings.

Uatausha joined AOBA almost 20 years ago, in November of 2000, as a receptionist. She worked in increasingly responsible capacities, most recently as the AOBA Alliance’s Director of Administration and Regulatory Filings.

Kevin was hired as Director of Operations for the AOBA Alliance in October of 2018.

The AOBA Alliance facilitates low-cost energy procurement for the commercial building industry, including multifamily apartment buildings.
Welcome New AOBA Members

Owner/Manager

Multifamily
Bridge Property Management
Silver Spring, MD
represented by Fereshteh Coley

Cove Property Management
Annapolis, MD

May Riegler Properties
Washington, DC

NOVO Properties
Washington, DC
represented by Brett Summers

NRP Management, LLC
Cleveland, OH
represented by Ashley Rizzo

Promark Partners
Rockville, MD
represented by Jennifer Mangum

The Rixey
Arlington, VA
represented by Morgan Stokes

InSite, LLC
Tower Development
Washington, DC
represented by Lisa West

Level Green Landscaping
Landscape Maintenance/Enhancements/Design/Snow Removal
Washington, DC
represented by Jennifer Ruggieri

Schindler Elevator Corporation
Elevator Equipment, Service & Repair
Beltsville, MD
represented by Rosemarie Walker

Spectrum Management
Construction & Facilities Management
Washington, DC
represented by Nathan Speight

Commercial
Moore & Associates, Inc.
Bethesda, MD
represented by Mario Silva

Associate
Built Up Roofing
Roofing Supplies
Mt. Rainier, MD
represented by Jerry Silber

CaseCo LLC
General Contractors, Design Build, Facility Management
Purcellville, VA
represented by Sam Chapman

CCL USA, Inc.
Specialized Engineered Solutions
Jessup, MD
represented by Jason Haislip

Commercial Waterproofing, Inc. (CWI)
Exterior Restoration
North Springfield, VA
represented by Erick Mercado

Dodson Pest Control
Pest Control/Solutions
Lynchburg, VA
represented by Michael Rogers

EDUCATION
Advance your career by registering for these prestigious designation/certification programs:

- March 11-14, RPA/FMA – Real Estate Investment and Finance
- March 26-27, HP – High Performance Sustainable Building Principles
- April 13-15, National Apartment Leasing Professional Certification
- April 23-26, FPA/FMA – Design, Operation, Maintenance of Building System Principles
- April 23-24, HP – High Performance Sustainable Building Practices
- May 5-8, Certified Apartment Portfolio Supervisor Certification
- May 13-15, RPA – Law and Risk Management
- May 21-22, HP – High Performance Sustainable Building Investments

For information and to register for any of these courses, please visit the “education” section at www.aoba-metro.org, or contact Brandy Peak at bpeak@aoba-metro.org or 202/296-3390 ext. 763.