

**Night of Networking - Join us at Bubba's 33!**



Join us on the enclosed patio from 6-8 p.m. on Thursday, August 5th, 2021.

Appetizers (one per person) and non-alcoholic beverages are complimentary of the GFAA.

Only sponsors of this event may solicit and bring marketing materials.

Check out the appetizer menu: [Starters](#)

[Click here](#) by 8/3/2021 to reserve your seat!

**This event is sponsored by:**



# Monthly Memo from the GFAA President

Dear GFAA Members,

Thank you for your continued support for our amazing organization! The Greater Fayetteville Apartment Association sponsored a food drive this past month for our charity of the year The Second Harvest Food Bank and we are excited to collect the donations upcoming this week to disperse to our charity!

July was a busy month of networking and turns! A big shout out to our student housing properties who have been working tirelessly non stop!

Our annual supplier appreciation bowling night was a huge success thanks to our amazing suppliers who made the night so much fun! We appreciate all those who attended.

August is here and we have some amazing educational opportunities planned coming up. Join us this month for an in person financial seminar with Brandon Negrón at Highland County Club. We are also wrapping up our Nights of Networking series this month at Bubbas! Be sure to register online for these events in advance to secure your spot.

As always we are looking for anyone within our membership who wants to give back or has ideas for future events or educational opportunities. Email [info@mygfaa.org](mailto:info@mygfaa.org) for more information on how to volunteer.

We look forward to seeing you at our events this month and be ready for our Annual Trade Show in person coming up in September. Don't forget to secure your booth, there are only 2 left!!

Sincerely,

Jennifer Pittman, CAPS, CAM  
GFAA 2021 President  
[gfaapresident2020@gmail.com](mailto:gfaapresident2020@gmail.com)



# Looking for volunteers for the Second Harvest Food Bank!

In addition to our ongoing quarterly drives to collect items needed; the Second Harvest Food Bank also needs volunteers to help in person. This is a great way to do some team building and give back to your community at the same time!

The shifts needed are Monday through Friday any time between 9 am- 3 pm  
(you do not have to stay the entire day) -or-  
the 2nd Saturday of each month/includes orientation.

## Warehouse Help Needed:

- sorting salvage products
- packing Senior boxes
- helping to pull orders for Emergency Food Assistance Program
- data entry and clerical work in the office
- painting and cleaning in the warehouse

## Off-Site Help Needed:

- assist with distribution of Senior Boxes to site locations
  - help with a mass distribution within the community
  - take part in a distribution of backpack items to school partners
- \*\*Ride along with a delivery driver for all of these listed above.

## Requirements:

- No open toe shoes
- Masks and gloves required - will be provided if needed

**[Email to schedule your shift!](#)**

**SECOND HARVEST  
FOOD BANK**  
Southeast North Carolina



406 Deep Creek Road, Fayetteville, NC 28312

Ph: 910-485-6923

Contact: Mikayla Locklear (click button above)

# “Show Me the Money” with Brandon Negron



Join us on Thursday, August 19, 2021 from 12:00 PM - 4:00 PM  
Highland Country Club  
105 Fairway Drive  
Fayetteville, NC 28305

## **About the Course:**

“Show Me The Money”, your guide to mastering and understanding your property’s financials. The onsite property manager has been counted upon to not only manage the resident experience but to enhance and grow the investment. Today's property managers work hand-in-hand with asset managers and often serve as asset managers themselves. Over the last 25 years, our industry has undergone an evolution, requiring property managers to be anything but conventional managers.

During this session, participants will take a fast track ride through the standard property financial reports and learn how to dissect financial reports from beginning to end, with the end being impactful NOI and positive cash flow. Each attendee will also be provided with a one-sheet glossary of permanent financial terms and formulas to work on actual financial problems during this session.

At the end of this session participants will walk away with the following:

- How to build financials from scratch
- Properly appraise value on specific amenities and determine their impact on your investment
- Understand specific calculations, including NOI, Expense Ratios, Net Rental Income Capitalization Rates (Cap) and more
- Properly appraise expense values including how much YOU are truly worth to your properties
- Report to your owners positive progressions and/or negative variances with confidence and terminologies cooperative with managing someone’s investment
- Questions and calculations to take home to continually enhance and build your confidence in property financial analysis

Lunch is included in the price of the class, 3 CEC's. **Register today!**

## **About the Instructor:**

Brandon Negron has been a proud member of the multi family industry for 20 years. Currently a Regional Manager for affordable housing management firm, Landura Management Associates, Brandon has served in many roles including as a Director and CFO. Throughout his career he’s specialized in asset positioning and money management. He’s been involved in several lease ups, distressed asset projects, both conventional and affordable. He especially enjoys financial presentation, reporting and valuation. He’s an NAAEI faculty member and has been teaching financials courses to the industry since 2010.



## August and September Webinars from NAA

All of these FREE webinars are available to you as part of your membership!  
Click the course titles for more information and registration.

### [Showing Love: Resident Engagement and Appreciation from COVID-19 and Beyond](#)

Learn the latest examples from the pandemic for celebrating residents, fostering engagement, increasing retention, and enhancing a sense of community. **August 4**

### [NAA's Inflation Tracker: Cutting Through the Noise](#)

Learn about price trends, their impact on the economy and the industry, and what to expect during the second half of 2021. **August 18**

### [Creating Meaningful and Sustainable DE&I Programs: Not Just "Checking the Box"](#)

As the national discussion on diversity, equity and inclusion (DE&I) continues, companies must focus on creating meaningful and sustainable programs that develop initiatives, metrics and policies that do more than just check the DE&I boxes.

**September 15**

### [Leading with a Growth Mindset](#)

Learn about personal branding, resiliency and the mindset and skills needed to be a successful and agile leader. **September 23**



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Eddie Massengale  
eddie.massengale@metronetinc.com

## METRONET

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\*Source: Fiber to the Home Council, June 13, 2016



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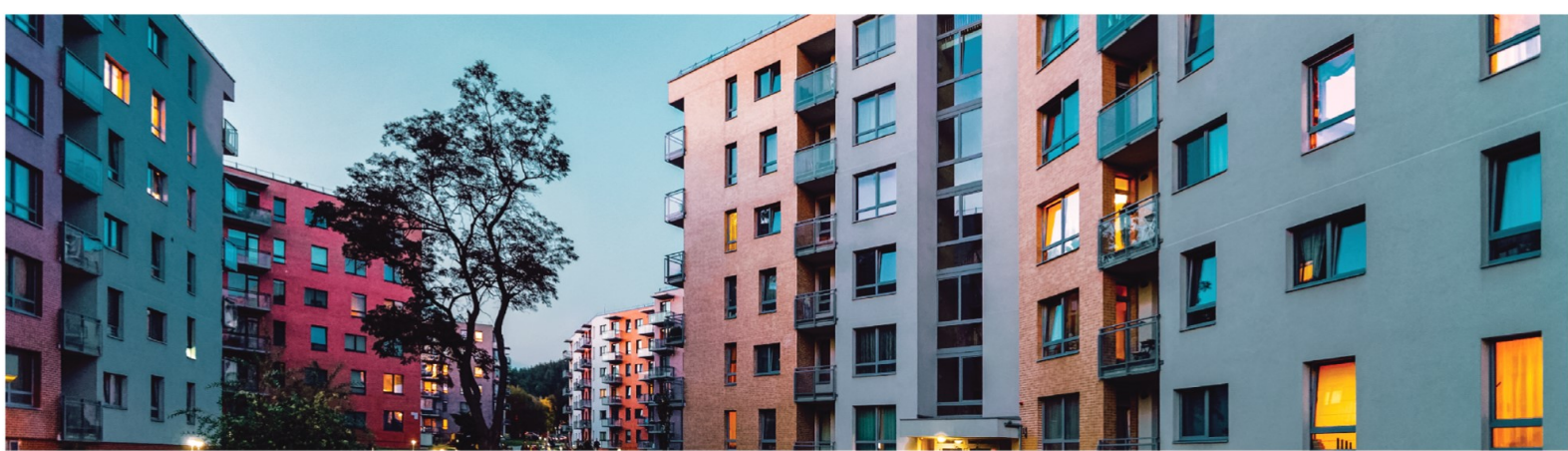


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## Join a GFAA Committee Today!

Do you want to be more involved in the Greater Fayetteville Apartment Association? Consider joining a committee and be a part of strategic planning in your favorite area of interest; have your voice and ideas heard!



Email us at [info@mygfaa.org](mailto:info@mygfaa.org) for your invitation to the next meeting. We really need your help in the areas of Governance, Community Outreach; and Diversity & Inclusion now!

For committee options, scope, and meeting times & dates, visit:  
<https://www.mygfaa.org/committees>

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### **Greater Fayetteville Apartment Association**

P.O. Box 25006

Fayetteville, NC 28314

Phone: 910-929-0217

Email: [info@mygfaa.org](mailto:info@mygfaa.org)

Website: <http://www.mygfaa.org>

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