

emerald *E* awards

2025

*Honoring excellence in the
multifamily housing industry*

*A Moment
to Shine*

*We would like to thank
our Emerald Sponsors:*



*Welcome to Washington Multi-Family
Housing Association's Eastern Washington*

emerald awards

Agenda

October 8, 2025

with Master of Ceremonies Sloane Cerbana

Welcoming remarks

Lunch service

Introductions

Emerald Awards program

Closing remarks



Thank you to our

EASTERN WASHINGTON EXECUTIVE COUNCIL



Alex Morley – Goodale & Barbieri Company
Alysa Crow – Alliance Flooring Services (**Co-Chair**)
Amanda Gunn – Rockwood Property Management (**Chair**)
Angela Bare – Red Rock Property Management
Brendon Diment – Stop Bugging Me! Pest Control
Bre Wende – FPI Management
Charity Chrisman – Weidner Apartment Homes
Cicely Bradley – AMC, LLC
Kevin Bylsma – XFINITY Communities
Letusha Quinn – 11Residential
Rachel Young – Prodigy Property Management
Sara Weiser – Sherwin Williams Paint
Stephanie Fromont – Black Realty Management, Inc.
Terry Miller – 4 Degrees Real Estate

Thank you to our

EASTERN WASHINGTON AMBASSADORS



Alica Myers – Salish Flats
Autumn King – 11Residential
Aver Agloinga – The Albert Building
Donalyn Phillips – Salish Flats
Felicia Threlkeld – Goodale & Barbieri Company
Jessica Drake – Weidner Apartment Homes (**Chair**)
Jessica Schmaljohn – XFINITY Communities
Kayla Wilson – Rockwood Property Management (**Co-Chair**)
Libby Patton – Adirondack Lodge
Mary Erbland – XFINITY Communities
Michael Bravo – Quail Springs
Shane Hixon – Canyon Bluffs
Steven Womack – 11Residential
Tasha Parrish – Greenrich Village Apartments
Tatiana Cabrera – Avenue5 Residential

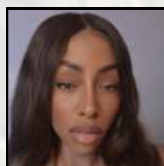


in the category of
ASSISTANT COMMUNITY MANAGER OF THE YEAR
presented by Sherwin Williams

The finalists are:



Alicia Patterson, CAM
 Highline at
 Kendall Yards
 Rockwood Property
 Management



Anna Blackledge
 Trillium
 Greystar



Sarah Wood
 Jake at Indian Trail &
 Residences at Indian Trail
 Greystar

The nominees are:

Alica Myers
 Salish Flats
 Asset Living/FPI
 Management

Ashleigh Whalen
 Vintage at Spokane
 Asset Living/FPI
 Management

Sarah Wood
 Jake at Indian Trail
 & Residences at
 Indian Trail
 Greystar

Alicia Patterson, CAM
 Highline at
 Kendall Yards
 Rockwood Property
 Management

Jazmine Reed
 River House
 Avenue5

Tatiana Cayce
 Pine Valley Ranch
 Avenue5

Anna Blackledge
 Trillium
 Greystar



in the category of
LEASING PROFESSIONAL OF THE YEAR
presented by Sherwin Williams
The finalists are:



Hailey Hixson
Ironside Apartments
Avenue5 Residential



Kim Cousins
The Homestead
Apartments
Greystar



Iris Alvarez Soto
Weidner
Regional Team
*Weidner Apartment
Homes*



Rebecca Ellis
Diamond Rock Rentals
Greystar



Kayleen James
Carrington Place
Greystar



The nominees are:

••• ————— ◆ ◆ ◆ ————— •••

Annabelle Burns
Adirondack Lodge
Rockwood

Hannah Rojas
Pine Valley Ranch
Avenue5 Residential

Kris McGinity
Arborview on the River
Black Realty

Blake Castleton
Whimsical Pig
Avenue5 Residential

Iris Alvarez Soto
Weidner Regional Team
Weidner

Rebecca Ellis
Diamond
Rock Rentals
Greystar

Britny Wilson
Pine Valley Ranch
Avenue5 Residential

Kayleen James
Carrington Place
Greystar

Rowan Tath
The Warren
Avenue5 Residential

Hailey Hixson
Ironsides Apartments
Avenue5 Residential

Kim Cousins
The Homestead
Apartments
Greystar



in the category of
ROOKIE OF THE YEAR - OFFICE
presented by Sherwin Williams

The finalists are:



Alina Berezyuk
 Solara
*Weidner Apartment
 Homes*



Reyna Guzman
 The Villas at
 Meadow Springs
*Avenue5
 Residential*



Kyle Baker
 Sky Meadow Villas
Greystar



Robert German
 Residence at
 River Run
*Prodigy Property
 Management*

The nominees are:

Alina Berezyuk
 Solara
*Weidner Apartment
 Homes*

Caroline Pipkin
 Prairie Pointe Apartments
 & Townhomes
*Prodigy Property
 Management*

Reyna Guzman
 The Villas at
 Meadow Springs
*Avenue5
 Residential*

Bailey Joy
 Bella Tess
Greystar

Casandra Florance
 Eagle Rock
Avenue5 Residential

Robert German
 Residence at
 River Run
*Prodigy Property
 Management*

Brennan Alban
 The Benjamin Lofts
*Rockwood Property
 Management*

Kyle Baker
 Sky Meadow Villas
Greystar



in the category of
PORTFOLIO MANAGER OF THE YEAR
presented by All Haul in One

The finalists are:



Bre Wende, CAPS
*Asset Living/FPI
 Management*



Letusha Quinn
11 Residential



Chelsea Ramirez
Avenue5 Residential

The nominees are:

Bre Wende, CAPS
*Asset Living/FPI
 Management*

Erica Meyer
Avenue5 Residential

Shelbie Skinner
Greystar

Chelsea Ramirez
Avenue5 Residential

Letusha Quinn
11 Residential

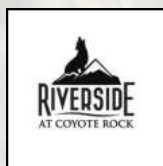
Stephanie Fromont
*Black Realty
 Management*



in the category of
CURB APPEAL, GARDEN STYLE
presented by All Haul in One
 The finalists are:



Bo Apartments
Avenue5 Residential



**Riverside at
 Coyote Rock**
*Prodigy Property
 Management*



Green Door Flats
*Prodigy Property
 Management*



**Vicinity Horn
 Rapids**
*Avenue5
 Residential*



Park Villas
*Prodigy Property
 Management*



The nominees are:

Adirondack Lodge
*Rockwood Property
Management*

Park Villas
*Prodigy Property
Management*

**The Crossings At
Chapel Hill**
Avenue5 Residential

Ascent at South Hill
CEP Residential

Pine Valley Ranch
Avenue5 Residential

Vicinity Horn Rapids
Avenue5 Residential

Bo Apartments
Avenue5 Residential

**Riverside at
Coyote Rock**
*Prodigy Property
Management*

Whimsical Pig
Avenue5 Residential

Green Door Flats
*Prodigy Property
Management*

Salish Flats
*Asset Living/FPI
Management*



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in the category of
CURB APPEAL, MID/HIGH RISE
presented by All Haul in One
 The finalists are:



Ironside apartments
Avenue5 Residential



Jefferson Alley
*Rockwood
 Property
 Management*

The nominees are:

Ironside apartments
Avenue5 Residential

Jefferson Alley
*Rockwood Property
 Management*

The Lodge
Avenue5 Residential

The Timbers
Greystar

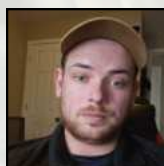


in the category of
ROOKIE OF THE YEAR - MAINTENANCE
presented by Compass Construction

The finalists are:



Benjamin Mitchell
 The Residence at
 Mill River
*Prodigy Property
 Management*



Colton Glaspie
 Majestic Villas,
 Maplewood Villas
 and Legacy
 Investors Homes
*Prodigy Property
 Management*

The nominees are:

Benjamin Mitchell
 The Residence at Mill River
Prodigy Property Management

Colton Glaspie
 Majestic Villas, Maplewood Villas
 and Legacy Investors Homes
Prodigy Property Management

Ethen Tesch
 Windsor Crossing
Rockwood Property Management

Matt Cannata
 Vintage at Spokane
Asset Living/FPI Management

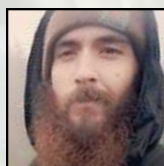


in the category of
MAINTENANCE TECHNICIAN OF THE YEAR
presented by Compass Construction

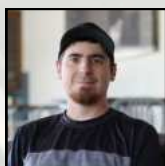
The finalists are:



Clay Cousins
 Belfa Tess
Greystar



Montana Norem
 Prairie Pointe
 Apartments and
 Townhomes
*Prodigy Property
 Management*



Josh Patton
 Highline at Kendall Yards
*Rockwood Property
 Management*



Scott Tracy
 Salish Flats
*Asset Living/FPI
 Management*

The nominees are:

Clay Cousins
 Belfa Tess
Greystar

Montana Norem
 Prairie Pointe Apartments
 and Townhomes
*Prodigy Property
 Management*

Scott Tracy
 Salish Flats
*Asset Living/FPI
 Management*

Jesse Gokey
 Centennial Pines
*Prodigy Property
 Management*

Nancy Beck
 Whimsical Pig
Avenue5 Residential

Josh Patton
 Highline at Kendall Yards
*Rockwood Property
 Management*

Phenix Pitts
 Legacy Villas
*Prodigy Property
 Management*



in the category of

INDUSTRY PARTNER OF THE YEAR

presented by Washington Multi-Family Housing Association

The nominees & finalists are:



Bulldog Rooter



Tim Puckett
Rodda Paint

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presentation of
LIFETIME ACHIEVEMENT AWARD
presented by Washington Multi-Family Housing Association



Thank you to our Emerald Awards Committee

Amy Curtis - Indigo Real Estate

Andrea Florescu - American Water Damage Restoration

Angela Womach - First Onsite Property Restoration

Colleen English - Pillar Properties

Dustin Green - Solara

Emily Bryant - Kennedy Wilson

Hannah Ashcraft - WMFHA

Kayla Hahn - Sherwin Williams Paint

Krystle Stover - Tarragon Property Services

Lacy Devela - Asset Living/FPI Management

Melinda Wiggs - Tarragon Property Services

Mia Gillis - 11 Residential

Paris Williams - XFINITY Communities

Randi Redick - ER Flooring

Tricia Johnson - WMFHA

Trey Ascencio - Arlo



in the category of
**MAINTENANCE SUPERVISOR OF
 THE YEAR 1-150 UNITS**

presented by AD Supply

The finalists are:



Adam Lindsey
 Greenrich Apartments
*Black Realty
 Management*



Douglas Tegge
 The Imperial
*Avenue5
 Residential*



Carlos Fernandez
 The Banks on Bradley
Avenue5 Residential



Jeremiah Judd
 Bo Apartments
*Avenue5
 Residential*

The nominees are:

Adam Lindsey
 Greenrich Apartments
*Black Realty
 Management*

Dillon Griesse
 4th Avenue Homes
*Prodigy Property
 Management*

Jeremiah Judd
 Bo Apartments
*Avenue5
 Residential*

Carlos Fernandez
 The Banks on Bradley
Avenue5 Residential

Douglas Tegge
 The Imperial
*Avenue5
 Residential*

Kevin Fee
 The Broadmoor
 and Dakota Flats
*Avenue5
 Residential*



in the category of
**MAINTENANCE SUPERVISOR OF
 THE YEAR 151+ UNITS**

presented by AD Supply

The finalists are:



Bryan Carroll, CAMT
 Highline at Kendall Yards
 Rockwood Property
 Management



Juan Guerrero
 Shoreline Village
 11 Residential



Cliff Avey
 The Vintage
 Weidner Apartment Homes



Noah Sanchez
 Woodland
 Meadows
 Avenue5
 Residential



Jake Christianson
 Trillium
 Greystar



Serhii Seden
 Broadway190
 Greystar



The nominees are:

Andrew Koch
Riverside at Coyote Rock
Prodigy Property
Management

Derick Menendez
The Crossings At
Chapel Hill
Avenue5 Residential

Kyle Anson
Eagle Rock
Avenue5 Residential

Bryan Carroll, CAMT
Highline at Kendall Yards
Rockwood Property
Management

Jake Christianson
Trillium
Greystar

Noah Sanchez
Woodland
Meadows
Avenue5 Residential

Clayton Barker
Pine Valley Ranch
Avenue5 Residential

Juan Guerrero
Shoreline Village
11 Residential

Serhii Seden
Broadway 190
Greystar

Cliff Avey
The Vintage
Weidner Apartment Homes

Kevin Revis
Centennial Pines
Prodigy Property
Management



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in the category of
**COMMUNITY MANAGER OF
 THE YEAR 1-150 UNITS**
presented by Commercial Fire Protection
 The finalists are:



Amanda Lamp
 Skyview Heights
Greystar



Denika Florence
 Peaks at
 Meadow Ridge
*Avenue5
 Residential*



Autumn Miller
 Tower Apartments
Avenue5 Residential



Kara Keating
 Ascent a
 South Hill
CEP Residential



Brittini English
 Farr Court and
 Somerset Meadows
Avenue5 Residential



The nominees are:

Amanda Kolassa
Revere Ridge
Avenue5 Residential

Denika Florence
Peaks at Meadow Ridge
Avenue5 Residential

Krista Morgan
Sage Creek
Avenue5 Residential

Amanda Lamp
Skyview Heights
Greystar

Desirae King
Sky Meadow Villas
Greystar

Leanne Whittenburg
Heritage Villas
Prodigy Property Management

Ashley Blimka
GoGo West
Avenue5 Residential

Jennifer Smith
Brix
11 Residential

Mariah Guajardo
The Residence at
Mill River
Prodigy Property Management

Autumn Miller
Tower Apartments
Avenue5 Residential

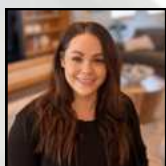
Kara Keating
Ascent a
South Hill
CEP Residential

Ryan Yetter
The Benjamin Lofts
Rockwood Property Management

Brittni English
Farr Court and
Somerset Meadows
Avenue5 Residential



in the category of
**COMMUNITY MANAGER OF
 THE YEAR 151+ UNITS**
presented by Commercial Fire Protection
 The finalists are:



Casey Fairburn
 Trillium
 Greystar



Servando Robledo
 The Crossings At
 Chapel Hill
 Avenue5
 Residential



Kayla Wilson, CAM
 The Highline at
 Kendall Yards
 Rockwood Property
 Management



Tessa Sitts
 Jake at Indian
 Trail &
 Residences at
 Indian Trail
 Greystar



Kevin O'Husky
 The Homestead
 Apartments
 Greystar



Tiffany Harben
 Pine Valley
 Ranch
 Avenue5
 Residential



The nominees are:

Brenda Fleck
Riverside at Coyote Rock
*Prodigy Property
Management*

Kevin O'Husky
The Homestead
Apartments
Greystar

Tessa Sitts
Jake at Indian Trail
& Residences at
Indian Trail
Greystar

Casey Fairburn
Trillium
Greystar

Nina Williams
The Broadmoor and
Dakota Flats
Avenue5 Residential

Tierney Cathcart
Ironsides Apartments
Avenue5 Residential

Christina Burns
River House
Avenue5 Residential

Rachel Rogers
Woodland Meadows
Avenue5 Residential

Tiffany Harben
Pine Valley Ranch
Avenue5 Residential

Jesica Jones
Magnesium Village
*Prodigy Property
Management*

Servando Robledo
The Crossings At
Chapel Hill
Avenue5 Residential

Kayla Wilson, CAM
The Highline at
Kendall Yards
*Rockwood Property
Management*

Tehya Bailey
Shoreline Village
11 Residential



in the category of
NEW DEVELOPMENT OF THE YEAR
presented by Alliance Flooring
 The finalists are:



Confluence on Farwell
Avenue5 Residential



Magnesium Village
Prodigy Property Management



The Goat at Broadmoor
Avenue5 Residential



Sky Meadow Villas
Greystar

The nominees are:

Confluence on Farwell
Avenue5 Residential

Magnesium Village
Prodigy Property Management

The Goat at Broadmoor
Avenue5 Residential

Ironside apartments
Avenue5 Residential

Sky Meadow Villas
Greystar

The Residence at Corbin Crossing
Prodigy Property Management



in the category of
COMMUNITY OF THE YEAR 1-150
presented by Alliance Flooring
 The finalists are:



Cameo Flats
*Prodigy Property
 Management*



Skyview Heights
Greystar

The nominees are:

Bo Apartments
Avenue5 Residential

Cameo Flats
*Prodigy Property
 Management*

Island View Apartments
Avenue5 Residential

Skyview Heights
Greystar



in the category of
**COMMUNITY OF
THE YEAR 151+ UNITS**
presented by Alliance Flooring
The finalists are:



Aspen Apartments
Avenue5 Residential



Ironside apartments
Avenue5 Residential



Badger Mountain Ranch
Avenue5 Residential



**Prairie Pointe
Apartments and
Townhomes**
*Prodigy Property
Management*



Big Trout Lodge
Greystar



The nominees are:

◆◆◆◆◆
Aspen Apartments
Avenue5 Residential

Ironside apartments
Avenue5 Residential

River House
Avenue5 Residential

Badger Mountain Ranch
Avenue5 Residential

Legacy Villas Apartments
Prodigy Property Management

Whimsical Pig
Avenue5 Residential

Big Trout Lodge
Greystar

**Prairie Pointe
Apartments and
Townhomes**
Prodigy Property Management

Woodland Meadows
Avenue5 Residential



Thank you to our
WMFHA BOARD OF DIRECTORS



Amanda Erickson – Prime Residential
Amy Curtis – Indigo Real Estate
Angie Bentler - Pacific Crest Real Estate, LLC (**President**)
Brett Waller - Weidner Apartment Homes (**Vice President**)
Chad Neilson – Belfor Property Restoration
Chantel Emery – Insite Property Solutions
Christina Koski – Security Properties Residential
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Katie Phelan-Chostner – 1UP Floors
Katie Sheremet – Greystar Real Estate Services
Lacy Devela – FPI Management
Mark Sims – Fikes
Nick Marin – WMFHA (**Staff Liaison**)
Yolanda Armijo - 11 Residential (**Secretary**)



Thank you to our
WMFHA TEAM



Nick Marin - Executive Director

Sloane Cerbana - Vice President of Operations

Tricia Johnson - Senior Director of Events & Marketing

Katrina Bishop - Director of Office Services

Jason Loughridge - Director of Career Development

Hannah Ashcraft - Events and Education Specialist

William Schneider III - Public Affairs Manager

Evan Omelia - Marketing & Communications Manager



Thank you to our

JUDGES

Amy Reynolds – Piedmont Triad Apartment Association
Codi Foley – Apartment Association of Southern Colorado
Courtney Kittel – Upper State Apartment Association
Debbie Haukenberry – Apartment Association of Kansas City
Donald Wood – South Carolina Apartment Association
Emily Popa – PMA Mid Chicago
Karey Landers – Apartment Association of Central Oklahoma
Katie Chapman – Charleston Apartment Association
Kelly Pace – Piedmont Triad Apartment Association
Kimi Medler – NorthPoint Development
Kristen Davies – Multifamily Northwest
Laura Webb – Multifamily Northwest
Linsay Meaney – Apartment Association of Greater Orlando
Maria Ragusa – Chicagoland Apartment Association
Melissa Lanouette – Arizona Multifamily Housing Association
Mindy Barnes – Fort Worth Apartment Association
Tamara Gladden
Tara McCreedy – New Jersey Apartment Association
Taylor Tucker – First Coast Apartment Association
Zoey Crain – Indiana Apartment Association



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XFINITY Communities

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Valet Living

We would like to thank our Program Sponsors:

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Valet Living





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