



WESTERN WASHINGTON 2026

EMERALD AWARDS

Nominees

Thank you to our nominee sponsor:



Clean Exteriors LLC

Nominees



2026 EMERALD AWARDS

ASSISTANT COMMUNITY MANAGER OF THE YEAR

1-300 Units

Alisha Faafiti	Asset Living
Ashaunti Armour	Apartment Management Consultants
Christine Harper	Asset Living
David Mayer	Cushman & Wakefield
De'Ja Spencer-Patterson	Olympus Property
Emmanuel Velichko	Bell Partners
Eva Valencia	Asset Living
Galfato Endale	Avenue5 Residential
Giselle Cortez	Asset Living
Heather Wilson	Epic Asset Management
Jamey Labrum	Asset Living
Jazz Bonilla	Cushman & Wakefield
JeriAnn Rogers	Allied Residential
Kam Kulmurzaeva	Greystar
Karla Flores	HNN Communities
Lauryn Rupe	Edison47
Maddison Jurgens	Greystar
Makayla Harvey	Avenue5 Residential
Mari'ah Molina-Albritton	Asset Living
Olga Stoyanova	Guardian Real Estate Services
Olyvia Ely	Avenue5 Residential
Pamela Carrato (Rainy)	HNN Communities
Ron Coleman	Thrive Communities
Sarah Bond	Avenue5 Residential
Sonia Tamangmad	CTL Management, Inc.
Teresita Santana, CALP	Tarragon Property Services

301+ Units

AJ Beesley	Griffis Residential
Crystal Hernandez	HNN Communities
Erika Mendoza	Thrive Communities
Jewel Buegler	Tarragon Property Services
Juna Yu Zapata	Griffis Residential
Nathan Nakaya	Fairfield Residential
Rachael Lindberry	Avenue5 Residential
Yanely Dimas Ceras	Greystar

Nominees

2026 EMERALD AWARDS

COMMUNITY MANAGER OF THE YEAR



Affordable

Ashley Ballard	Allied Residential
Brea Hubler	Allied Residential
Katie Cash	Allied Residential
Kelsi Peterson, CAM	Fairfield Residential
Maria Perreira	Allied Residential
Rita Ardiente	Allied Residential
Sarah Robeck	Allied Residential
Trinh Nguyen	Coast Property Management

1-150 Units

Ashley Ballard	Allied Residential
Ashley Jacomini	Avenue5 Residential
Bien Ly	Pacific Crest Real Estate LLC
Brian Biladeau	Asset Living
Bryan Hopkins	Cushman & Wakefield
Charol Cabuag	Allied Residential
Ciara Jade Stevens	Fulcrum Real Estate Services, Inc.
Duran Crain	Avenue5 Residential
Emma Goldenshteyn	Cushman & Wakefield
Eric Byrd	Avenue5 Residential
Genni Nguyen	Pacific Crest Real Estate LLC
Jake Kennon	Thrive Communities
Jennifer Schlatter	Allied Residential
Kadi Stearns	Guardian Real Estate Services
Katelynne Best	Coast Property Management
Krystal Cassadine	Asset Living
Macy Wienecke	Asset Living
Mandi Hansen	Allied Residential
Shyann Dietz	Edison47
Silvia Mendoza-Perez	Coast Property Management
Susan Conley	Tarragon Property Services
Vanessa Zimmerman	Asset Living
Yadira Mendoza	Asset Living

151-300 Units

Alex Kayser	Avenue5 Residential
Alexander Buckingham	Fulcrum Real Estate Services, Inc.
Amanda Belknap	Greystar
Andrew Ta	Epic Asset Management
Angela Jones	Tarragon Property Services
Ariana Martinez	Epic Asset Management
Ashley Carmona	Allied Residential
Austen Ness, CAM	Coast Property Management
Brianna Moran	Wasatch Property Management
Brittany Taylor, CAM, CAPS	Asset Living
Cassandra Harbo	Coast Property Management
Chaanan Moretz	Bozzuto
Christine Buchanan	Apartment Management Consultants
Elizabeth Pearson	Bell Partners
Erica Chesley, CAM, CAPS	Olympus Property
Faith Pettry	Guardian Real Estate Services
Imani Agbey	Thrive Communities
Ivy Knapp	Cushman & Wakefield
Jenny Ramirez	Coast Property Management
Julie Broadwell-Eubanks	Allied Residential
Justine Lopez	Pillar Properties
Kinda Ramirez	Greystar
Kyle Gaskill	Greystar
Lourissa Willson, CAM	Coast Property Management
Max Fischer	Cushman & Wakefield
Meranda Fritz	Greystar
Michelle Rivers	Axis Residential
Patti Chaparro	HNN Communities
Rachael Schiferl	HNN Communities
Shane Senesac-LaVallie	Epic Asset Management
Siobhan Choong	Willow Bridge Property Company
Stephanie Porter, CAM	Avenue5 Residential
Tamieko Villagomez	Greystar
Taylor Fairey	Coast Property Management
Tereza Molina	Asset Living
Trey Ascencio	Greystar
Urszula Golod	Coast Property Management
Wendy Garcia	HNN Communities

300+ Units

Amanda Flores	Pillar Properties
Ashley Baldwin	AMLI Residential
Cortni Larson	AMLI Residential
Daniel Ortiz	Greystar
Edittha Langley	Pacific Crest Real Estate LLC
Heather Curaming, CAM	Greystar
Jamie Herrick, CAM	Fairfield Residential
Jessica Flansburg	Liberty Military Housing
Julie Strote, CAM	Greystar
Lauren Grant	Apartment Management Consultants
Lia Brown	Thrive Communities
Lisha Gachne, CAM, CAPS	Tarragon Property Services
Michelle Martinez	Olympus Property
Miguel Escobedo	CTL Management, Inc.
Nedzmina Hasagic	Allied Residential
Shawn Haussler	Prime Residential
Stephanie Arellano	HNN Communities
Tanya Johnson	Coast Property Management

Nominees

2026 EMERALD AWARDS

COMMUNITY OF THE YEAR



Affordable

The Maddux	Coast Property Management
Washington Terrace Senior Affordable Apartments	Fairfield Residential
Watershed Renton	Allied Residential
Woodrose Senior Affordable Apartments	Fairfield Residential

1-150 Units

Aria	Thrive Communities
Boxcar Apartments	Tarragon Property Services
Broadstone Vin	Greystar
Claremont Apartments	Coast Property Management
Morado	Cushman & Wakefield
Residences at 3295	Asset Living
The Miller	Asset Living
Westend Apartments	Coast Property Management

151+ Units

1202 Pearl	Greystar
AMLI Spring District	AMLI Residential
AMLI Waterfront	AMLI Residential
Arras	Greystar
Creekside Apartment Homes	Coast Property Management
Helm Apartments	Olympus Property
Metropolitan Collection Apartments	Wasatch Property Management
Orenda at Othello Square	Thrive Communities
Pilchuck Village	Willow Bridge Property Company
Premiere on Pine	Bozzuto
REN	Greystar
Renwood Apartments	Tarragon Property Services
The Olivian	Greystar

Nominees

2026 EMERALD AWARDS

COMMUNITY SERVICE AWARD - COMPANY/INDIVIDUAL



Laina Pickrel
Paola Vallejo
Pillar Properties
Sara Martinez
Strive to Thrive
Tarragon Loves Community (TLC)

Asset Living
Greystar
Pillar Properties
Liberty Military Housing
Thrive Communities
Tarragon Property Services

Nominees

2026 EMERALD AWARDS

CORPORATE SUPPORT STAFF



Abdul Hassan	Allied Residential
Angela Liu	HNN Communities
Angelina Treutlein	Thrive Communities
Brian Tarr	Fulcrum Real Estate Services, Inc.
Catherine Rampley	Fulcrum Real Estate Services, Inc.
Curtis Johnson, CAMT	HNN Communities
Earl McClain Jr.	HNN Communities
Emilie Irwin	Thrive Communities
Eric Zanoni	Thrive Communities
Glenn Leonen	HNN Communities
Isabel Benitez	Asset Living
Jennifer Klausen	Asset Living
Jill McNiesh	Greystar
Kassie Rojas	Pillar Properties
Leona Fry	Allied Residential
Robin Lefler	Allied Residential
Samantha Myers	Asset Living
Terri Cleveland	Fairfield Residential
Tina Folks, CAMT	Tarragon Property Services

Nominees

2026 EMERALD AWARDS

CREDENTIAL HOLDER OF THE YEAR



Amber Farahani, CAPS
Courtney Callahan, CAM
Erica Chesley, CAM, CAPS
Krystal Cassadine, CAM

Asset Living
Greystar
Olympus Property
Asset Living

Nominees

2026 EMERALD AWARDS

CURB APPEAL AWARD GARDEN STYLE



Built 2006 or Later

Alder Walk Apartments
Alta Crossing
Modera Lacey
Panorama Apartments
Parallel 49
The Tilden Apartments
Yauger Park

Asset Living
Coast Property Management
Mill Creek Residential
HNN Communities
Coast Property Management
Tarragon Property Services
Asset Living

Built Before 2006

Ballinger Court Senior Affordable Apartments
Chinook Park Apartments
Lakewood Meadows Senior Affordable Apartments
Village at SoTa
Waterstone at Silver Creek

Fairfield Residential
Tarragon Property Services
Fairfield Residential
Asset Living
Thrive Communities

Nominees

2026 EMERALD AWARDS

CURB APPEAL AWARD MID/HIGH RISE (ANY AGE)



District Flats
Excelsior
Greenhouse Apartments
Hyde Square
Ondina
Riverfront Everett Apartments

Insite Property Solutions
Thrive Communities
Cushman & Wakefield
Greystar
Thrive Communities
Cascadian Property Management

Nominees



2026 EMERALD AWARDS

INDUSTRY PARTNER OF THE YEAR - COMPANY/INDIVIDUAL

Adam Smith, Pacific Breeze
Alliance Flooring
Malone's Landscape
Rebecca Shear, Lowes Pro Supply
Schwab Property Services
Sherwin Williams - Flooring
Skagit Landscaping

Nominees

2026 EMERALD AWARDS

LEASING PROFESSIONAL OF THE YEAR



Affordable

Alison Mata-Suarez	Coast Property Management
Amanda Elder	Avenue5 Residential
Cody Mann	Guardian Real Estate Services
Fatima Bravo	HNN Communities

Lease Up

Christy Pasqual	Fulcrum Real Estate Services, Inc.
Erving Lerma	Greystar
Kayle Osuna	Greystar
Lilian Padilla Andreotti	AMLI Residential
Quentin McClerklin	HNN Communities

Senior, MFTE, Market Rate, Student

Dakota Burt	CTL Management, Inc.
Danielle Grosvold, CALP	Greystar
Ella Boatman	AMLI Residential
Eunice Kunanan	Pacific Crest Real Estate LLC
Grace McManus	Asset Living
Hal Grant	Pacific Crest Real Estate LLC
Jazmin Alvarez	Tarragon Property Services
Jennifer Jones	AMLI Residential
Jolene Ta	Epic Asset Management
Kristopher Hokanson	Fairfield Residential
Leif Barker	Greystar
Lucie O'Clair	Avenue5 Residential
Mitzi Sanchez-Cervantes	Asset Living
Neela Owens	Thrive Communities
Nicholas Borden	Greystar
Raven Allen	AMLI Residential
Renee Nox	Avenue5 Residential
Rian Huber, CALP	Greystar
Rosie Ortega	Thrive Communities
Tami Greenway	Greystar
Tracey Muwanguzi	Greystar
Yaneli Galvan	Thrive Communities



2026 EMERALD AWARDS

MAINTENANCE SUPERVISOR OF THE YEAR

Nominees

1-150 Units

Amiud Vargas	Asset Living
Cody Powell	Avenue5 Residential
Dean Holter	Avenue5 Residential
Dylan Lynch	Avenue5 Residential
Edwin Mendez	Tarragon Property Services
Greg Littlejohn	Cushman & Wakefield
Jennifer Ziranda, CAMT	Berkshire Residential
Kyle Lever	Thrive Communities
Luke Stone	Epic Asset Management
Raul Perez-Mariscal, CAMT	Epic Asset Management
Thad Spurgeon	Avenue5 Residential

151-300 Units

Adam Jassim Al-Amiri (AJ)	Cushman & Wakefield
Allen Rutledge	HNN Communities
Ariel Jimenez	Epic Asset Management
Ben Johnson	Olympus Property
Bogdan Fedun, CAMT	Cascadian Property Management
Brandon Smith	Greystar
Christopher Keate	Greystar
Cullen Geisert	Bell Partners
David Sullivan	Fairfield Residential
David Ward, CAMT	Greystar
Farshad Fallah, CAMT	Pillar Properties
Glenn Wooten	Axis Residential
Jason Kroh	Coast Property Management
JayR Forsman	Allied Residential
Jerry Mendoza	Coast Property Management
J'Juan Montalvo	TAM Residential
Jonathan Moore	Bozzuto
Jonathan Rivera	Thrive Communities
Kevin Hegge, CAMT	Greystar
Lance Smith	Bell Partners
Mike Aldana	Greystar
Mike Virdell, CAMT	Pillar Properties
Paul Smith, CAMT	Epic Asset Management
Pavel Zaytsev	Cushman & Wakefield
Ray Rivero	Asset Living
Robert Sigurdson	Coast Property Management
Roman Pankovets, CAMT	HNN Communities
Salvador (Sal) Tello	Epic Asset Management
Shain Waagan	Asset Living

300+ Units

Aaron Sellman, CAMT	AMLI Residential
Bayron Cardona	Bozzuto
Ben Dipple	Avenue5 Residential
Christopher Paul, CAMT	Greystar
Daniel Finn	Greystar
Dylan Farmer	Greystar
Eduardo Mendoza Lopes	Greystar
Efrain Sanchez Jr.	HNN Communities
Jared Jackson	Apartment Management Consultants
Jim Delcamp	AMLI Residential
Jon Bailey	Edison47
Josh Howard, CAMT	Greystar
Joshua Craig	Thrive Communities
Leo Didok	Thrive Communities
Luis Lucero	Liberty Military Housing
Mitiou Mitev	TAM Residential
Neil Diamond	Mill Creek Residential
Nicholas Kolosov	Greystar
Nick Lorisch	Pacific Crest Real Estate LLC
Patrick Somera	AMLI Residential
Terrill Hayden	Asset Living
Tim Laidlaw	Tarragon Property Services

Nominees



2026 EMERALD AWARDS

MAINTENANCE TECHNICIAN OF THE YEAR

1-300 Units

Alex Weber
Ali Rajabi
Andrew Henninger
Anthony Bettencourt
Anton Nosachov
Aquileo (Leo) Ruiz
Artem Maksimov
Carlos Sivira
Chandler Koschorreck
Christopher Lindstrom
David Towe
Derek Lyons
Jacob Sterkel
James Gaines
James Whaley
Jerry Strong
Jonathan Rusbel Blanco
Joshua Lowery
Jovanni Rivera
Juan Mendez
Lhakpa Sherpa
Mac Hardin
Martin Valdez Rosas
Oleg Kondratenko
Orlando Macaraeg
Scottie Holt
Sean Allen
Victor Melgoza
Wesley Parker
Yerich Espina

Thrive Communities
Avenue5 Residential
Pillar Properties
Allied Residential
HNN Communities
Allied Residential
Allied Residential
Asset Living
Cushman & Wakefield
Greystar
Coast Property Management
Coast Property Management
AMLI Residential
Asset Living
Holland Partner Group
Guardian Real Estate Services
Pacific Crest Real Estate LLC
Thrive Communities
Griffis Residential
Tarragon Property Services
Greystar
Pillar Properties
Edison47
Griffis Residential
Fairfield Residential
Asset Living
Olympus Property
Thrive Communities
Avenue5 Residential
HNN Communities

300+ Units

Abdul Haidari
Aiesha Duplessis
Alberto Cruz Lopez
Chris Hicks
Cristhian David Manzano Garcia
Edson Zaldivar Barriga
Isai Gonzalez Molina
Kenneth Ford
Marcell Wilbur
Roger Kilen

Greystar
Greystar
Greystar
Apartment Management Consultants
Bozzuto
Tarragon Property Services
AMLI Residential
Greystar
Thrive Communities
Asset Living

Nominees

2026 EMERALD AWARDS

NEW DEVELOPMENT OF THE YEAR



Affordable

Copperleaf Northgate
Polaris at Totem Lake

Avenue5 Residential
Allied Residential

1-150 Units

Embark at Uplands
Porter at Canyon

Tarragon Property Services
Thrive Communities

151+ Units

110 Roy
Aspire11
Broadstone Vega
Eastrail Flats
Highlands at Silverdale
Kaye
Modera Northgate
Modera Shoreline
Prose Southcenter Apartments
Solera
Tahoma Valley
The Brynn

Avenue5 Residential
Avenue5 Residential
Insite Property Solutions
Insite Property Solutions
Apartment Management Consultants
Greystar
Mill Creek Residential
Mill Creek Residential
Greystar
HNN Communities
Coast Property Management
Fairfield Residential

2026 EMERALD AWARDS

PORTFOLIO MANAGER OF THE YEAR



Nominees

Andrea Taylor
Bruce Fischer
Catherine Tharp
David Bierer
David Spring Trybus
Debra Ragland
Jodi Strand
Joe Bonilla, CAM
Kathleen Beeby
Kathlyn Jones
Kristina Jones
Malli Maurer
Shauna Mcallister
Tina Langdon

Thrive Communities
Allied Residential
Thrive Communities
Willow Bridge Property Company
AMLi Residential
Allied Residential
HNN Communities
HNN Communities
Greystar
Axis Residential
Allied Residential
Griffis Residential
Avenue5 Residential
Guardian Real Estate Services

Nominees

2026 EMERALD AWARDS

REGIONAL MAINTENANCE DIRECTOR OF THE YEAR



Alex Gurdian, CAMT
Kevin Hanson, CAMT
Sean Patrick Ryan
Stan Antoon

Thrive Communities
Avenue5 Residential
Liberty Military Housing
Willow Bridge Property Company

Nominees

2026 EMERALD AWARDS

RENOVATED COMMUNITY OF THE YEAR



1-150 Units

Bella on Canyon
Bentley House
Watersedge Townhomes

Asset Living
Pacific Crest Real Estate LLC
Starboard Realestate

151+ Units

Alvista Lake Meridian
Queen Anne Collection
Riverpark Apartments
Wellington Apartments

Asset Living
Avenue5 Residential
Fairfield Residential
Apartment Management Consultants

Nominees

2026 EMERALD AWARDS

ROOKIE OF THE YEAR



Maintenance

Adrain Roberts
Chandler Petray
Collin Junell
Dominique Bowser
Jason Ralph
JeeTee Tapua
Julian Sy
Justin Packer
Mark Chaney
Omar Villarreal
Taylor James (TJ) Harrison Hodgson
Tina Wooley
Victor Vu
Zaheer Yadgari

Guardian Real Estate Services
AMLI Residential
Apartment Management Consultants
Willow Bridge Property Company
AMLI Residential
Allied Residential
Thrive Communities
Thrive Communities
Coast Property Management
Coast Property Management
Cushman & Wakefield
Insite Property Solutions
Prime Residential
Greystar

Office

Amanda Gibson
Angelina Zorn
Ashe Nelson
Averee Bartlett
Brandon Lake Jr.
Chelsea Woodall
Chris Rama
Dasha Dacosta-Johnson
Eiren Espinoza
Elizabeth Ness
Genevieve Wilkinson
Irene Presnell
Jacob Norris
Johnathan Zenteno
Jorell Leonen
Kaye Anselmo
Keanon Smiley
McKinley Johnson
Paytin Nelson
Richard Morina
Samantha Smithson
Sette Marie Hernandez
Shevon Betaudier-Mafou
Valery Marjes Castro
Zachary Allen
Zhade Mccrary-Bey

Allied Residential
Avenue5 Residential
Allied Residential
HNN Communities
Thrive Communities
Bozzuto
Cushman & Wakefield
Pillar Properties
Allied Residential
Coast Property Management
AMLI Residential
TAM Residential
Insite Property Solutions
AMLI Residential
Coast Property Management
Thrive Communities
Avenue5 Residential
Tarragon Property Services
Greystar
Avenue5 Residential
HNN Communities
Thrive Communities
Asset Living
CTL Management, Inc.
Coast Property Management
Olympus Property