



**NAA EDUCATION
CONFERENCE & EXPOSITION**
June 25-27, 2009 | Las Vegas, NV
**IT'S A NEW GAME
KNOWLEDGE IS POWER**

EDUCATION CONFERENCE

NATIONAL APARTMENT ASSOCIATION

SUMMARY

JUNE 2009

2009 NAA OFFICERS

Chairman
Ron Shelton
Chairman-Elect
Marc Rosenwasser
Vice Chairman
Mike Gorman
Treasurer
Jerry Wilkinson
Secretary
Alex Jackiw
07 Past Chairman
Dave Watkins

**REGIONAL
VICE PRESIDENTS**

Region I
DC-DE-MD-PA-VA-WV
Jill Levins
Carl Greene
Region II CT-MA-ME
NH-NJ-NY-RI-VT
Mike Beirne
Tom Beaton
Region III
IL-IN-MI-MN-OH-WI
Diana Pittro
Marc Cameron
Dennis Funkhouser
Region IV
GA-KY-NC-SC-TN
Linda Page
Scott Wilkerson
David Hirsch
Mike Holmes
Region V
IA-KS-MO-NE-OK
Gary Wilson
Christine Lee
Region VI
AR-NM-TX
Brad Williams
Marc Ross
Mike McDougal
Rick Graf
Region VII
AK-AZ -ID-NV-OR-WA
Jay Olson
Mike Clow
Region VIII
CO-MT-ND-SD-UT-WY
Rex Gambrell
Janae Jarvis
Region IX
AL-FL-LA-MS
Kathy Ratchford
Susan Truesdale
Ellen Maxime
Region X
CA-HI
Rick Snyder
Mike Goldfarb
Tom Scott

NAA EDUCATION CONFERENCE

June 25-27, 2009

Chairman Ron Shelton presided over the Joint Board of Directors and Assembly of Delegates meeting in Las Vegas, Nevada. The NAA Board approved the following action items from committees:

Budget & Finance Committee

- Approved the 2010 NAA dues structure to be the same as 2009:

Annual Dues

Owner/Manager Members - \$0.47 per Unit

Supplier Members - \$30.00

Direct Members - \$125.00 per member and \$0.75 per Unit

Governance Task Force

- Approved a recommendation that all California members of NAA prior to May 14, 2009 will be offered an opportunity to continue their membership at the 47 cents per unit rate (rather than direct membership) through December 31, 2009.

- Approved allowing existing (California) members who can demonstrate NAA dues payment beyond May 14, 2009 to continue their membership with NAA up to their renewal date and may affiliate with the Golden State Apartment Association thereby qualifying them for a national dues structure of 47 cents per unit to NAA. (This does not include any local affiliate dues).

Government Affairs Task Force

- Approved tasking NAA staff to begin implementation of portions of the Government Affairs Task Force report in coordination with the Budget & Finance Committee's review of the costs.

Membership Committee

- Approved the charter for the Golden State Apartment Association which will serve as an interim association until NAA has local affiliated associations in California which will assume control of the Golden State Apartment Association.

- Approved the expansion of territories for eleven local affiliated associations in the state of Florida to allow representation in all 67 Florida counties.

NAAEI Board of Directors

- NAA Board endorsed the recommendation by the NAAEI Board to recognize February 2010 as National Apartment Career Month.

National Suppliers Council

- Approved the following company into the NSC:

- ♦ IRIO Mobile Marketing in Addison, TX



Dana Carvey
Opening General Session

2009 EDUCATION CONFERENCE SUMMARY

ASSOCIATION EXECUTIVE COUNCIL

President - Paul Smith
Utah Apartment Association

Paul Smith reported the following:

- The 2009 AEC nominating committee was announced to include: Debbie Haukenberry (AA Kansas City), Rose Selman (San Antonio AA) and John Mitchell (AA Tarrant County). The committee will meet to select the slate of nominees for 2010.
- Jim Arbury of NMHC requested that all affiliates send a letter to congress listing their top six government affairs issues which will aid with lobbying efforts. The letters will be kept in a repository to be used during visits on Capitol Hill. Draft letters will be sent to all AEs in the coming weeks.
- NAA Chairman Ron Shelton reported that that the government affairs task force has completed its work and has recommended that NAA continue its relationship with NMHC. Contract negotiations will now begin and continue through October. Chairman Shelton also informed the AEs that there will be no membership dues increase for 2010.
- NAA President Doug Culkin reported that since CAA's disaffiliation on May 14, several California apartment associations have approached NAA about the possibility of affiliation. Those groups include: Apartment Association of Greater Los Angeles, Apartment Association California Southern Cities, Orange County Apartment Association and North Coast Apartment Association. NAA has also formed the Golden State Apartment Association whose role will be more clearly defined over the next several months.
- An update was given regarding the affiliate support program. The task force met via conference call to discuss the proposed minimum standards. Several edits were made to the document, including changing the name to "Suggested Guidelines". The task force will continue its work on the program before making a final recommendation to the Member Relations Committee.

- Susan Sherfield announced that the NAA Education Institute will launch its first Career Awareness Month in February 2010, focusing on careers in the apartment industry. She urged all affiliates to get involved as the program rolls out. Mark Franks discussed the Institute's national training program, reporting on the tremendous success over the last several months with CAMT and plans for the future.
- The Maintenance Mania® National Championship will take place during the conference. This season nearly 50 affiliates held events, up from 35 the previous season. The goal for the 2009/2010 season is to have a least 55 affiliates participating in the program.
- A new affiliate toolkit was provided to those in attendance and will be available to all affiliates.

BUDGET & FINANCE COMMITTEE

Chair - Jerry Wilkinson
Wilkinson Real Estate Advisors

April, 2009 Financials

Jerry Wilkinson reported that the year to date financial statements as of April 30, 2009 included that NAA had total revenues of \$3,244,500 and expenses of \$3,650,000 which generated a negative bottom line of (\$405,500). Our budget for the same period projects revenues of \$3,197,500 and expenses of \$3,842,000, which would have generated a negative bottom line of (\$644,500). Actual results for the period resulted in a positive variance year to date of \$239,000.

2010 Dues Structure

It is the responsibility of the Budget and Finance Committee to review the NAA dues structure and recommend changes, if any, to be used in the next year's budget. The Budget & Finance Committee recommended and the Assembly of Delegates approved that the 2010 dues structure remain the same as 2009. Therefore in 2010 Property Members will again pay a per unit fee of 47 cents, Supplier Members will pay \$30 each and Direct Members will pay \$125 plus 75 cents per unit.

2009 EDUCATION CONFERENCE SUMMARY

COMMUNICATIONS ADVISORY BOARD

Chair - Victoria Cowart
Darby Development Company

Victoria Cowart reported that the CAB discussed future goals, including enhanced dissemination of the 'Did You Know' points and the rate of delivery of various communications to new members. Potential UNITS magazine article topics were discussed and the CAB revisited their discussion for the need and the scope of work for the potential hire of a full-time NAA staff hire Repository Manager.

They discussed a memo proposing that NAA enhance the search capabilities of content for the NAA Web site. The committee overwhelmingly agreed to such action. A lengthy discussion ensued about enhancing NAA's social media outreach creating an NAA Social Media site.

The committee approved the notion to begin building such a site by a narrow margin, but the committee then determined it would be better to wait until NAA staff could research and report on some conditions and concerns raised by some CAB members.

The CAB agreed that building this site and hiring the repository manager would help satisfy as many as four or five of the seven initiatives on the NAA 2008-10 Strategic Plan.

2009 CONFERENCE COMMITTEE

Chair -Mike McDougal
The McDougal Companies
Co-Chair - Andrea Massey
RealPage Inc.
Co-Chair - Paul Smith
Utah Apartment Association

Chairman Shelton thanked Conference Chair Mike McDougal and Co-Chairs Andrea Massey and Paul Smith for their tremendous efforts in planning the conference.

They recognized and thanked all the metal sponsors of the 2009 Education Conference including:

Platinum Sponsors – Apartment Finder, Apartment Guide, AT&T, AZUMA Leasing, Coinmach, Comcast, CORT, For Rent Media Solutions, HD Supply, Mac-Gray, RealPage, Rent.com, Time Warner Cable, Verizon, and Yardi.

Gold Sponsor – Wilmar

Silver Sponsor - Resident Data

Bronze Sponsors - First Advantage-SafeRent, Intuit Real Estate Solutions, Lowe's and MOEN.

Mike McDougal thanked committee Co-Chairs, Andrea Massey and Paul Smith for all of their hard work this past year particularly in light of the economy. He also thanked the 2009 Conference Committee members for their work and dedication this year.

He congratulated Paul Smith and the Registration Subcommittee for a challenging, but great turn-out for the conference.

There were more than 50 education sessions and he thanked Alex Jackiw and the Education Institute for compiling a tremendous schedule.

He thanked Susan Sherfield for the "green element" at the conference.

He thanked Rose Selman and Marc Ross for doing a great job with the Host Committee, and Margette Getto for her leadership on the Opening Party.



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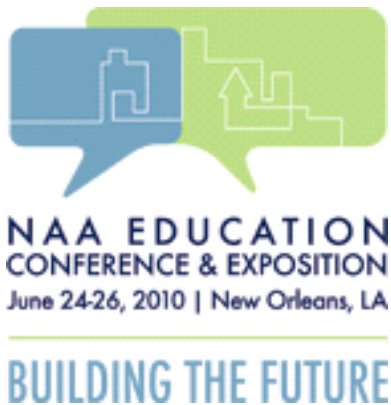
2010 CONFERENCE COMMITTEE

Chair - Tom Beaton
The Dolben Company
Co-Chair - Eric Overhage
Handytrac Systems
Co-Chair - Brenda Wells
Greater Lexington Apartment Association

MARK YOUR CALENDARS NOW

2010

Education Conference & Exposition
June 24-26, 2010
Hilton New Orleans Riverside &
Morial Convention Center
New Orleans, Louisiana



NAA EDUCATION INSTITUTE

President - Alex Jackiw
Buckingham Companies
Vice President - Rick Graf, Pinnacle
Secretary/Treasurer - Mike Gorman
Edward Rose Companies

Alex Jackiw reported on the following:
The NAAEI Board voted to not allow currently restricted endowment fund contributions to become unrestricted at this time.

NAAEI will pay the Georgia Apartment Industry Foundation \$140,000, the estimated value of the Career Paths Brochure and 10 Learning Modules (\$150,000) less the \$10,000 NAAEI will pay

to make them national in scope. NAAEI will have unlimited use of the materials and make them available to all NAA affiliated associations.

NAAEI will make two equal payments from the NAAEI FISN Money Market Account. The first payment must be made no later than September 1, 2009 and the second payment no later than February 1, 2010.

NAAEI has adopted a policy that any request for unbudgeted funding over \$20,000 must be submitted in writing 30 days in advance of the next meeting.

The NAAEI Board approved CallSource to move forward with a Learning Management System Beta Test with 10 large NAA affiliates. The Beta Test will run from now until the end of 2009 and CallSource will make recommendations to NAAEI on whether it is feasible to move this program forward and what "moving forward" will cost with regard to human resources and dollars.

NAAEI voted to change the name of CAMT from Certified Apartment Maintenance Technician to Certificate for Apartment Maintenance Technicians in order to qualify to apply for ANSI accreditation.

NAAEI voted to increase the restocking fee from 25% to 30% effective January 1, 2010.

NAAEI voted to recognize February 2010 as National Apartment Career Month. NAAEI will work with our affiliated associations and member companies to create awareness of apartment careers through Job Shadow efforts and Career Fairs.

INDEPENDENT RENTAL OWNERS COMMITTEE

Chair - Greg Guerrero
Apartment Services Company

Greg Guerrero reported that the IROC would be hosting an IRO Networking Event.

2009 EDUCATION CONFERENCE SUMMARY

This was the first annual networking event for IROs and currently over 50 owners were registered. He said that they would be raffling off a 5 day-4 night cruise to the Caribbean sponsored by AIM Cruise Incentives. He thanked sponsors for the event including: Fair Collections and Outsourcing, Rentals.com, DIY Real Estate Solutions, Hunter Warfield, and CAMP Construction.

He reported that committee approved a motion to recommend that NAAEI move the Rental Owners Course (ROC) from a certificate course to a designation course and for the committee to work with NAAEI to identify the requirements needed to make this initiative happen.

He also reported forming an IRO task force to identify additional programs that NAA can provide that will encourage larger IROs with 400+ units, to join the NAA Network. He thanked Trey Stone for chairing this task force. This task force met right after the IROC meeting, and reported a great exchange of ideas on how we can best move forward with developing new programs and services that attract new owners into the NAA Network.

LEGISLATIVE COMMITTEE

Chair - Brad Williams
Lincoln Property Company
Nation Issues Chair - David Hirsch
ECI Management Corporation
State & Local Issues Chair - Rick Snyder
R.A. Snyder Properties

Brad Williams reported that the Committee was briefed on the following: Federal Issues Update - Jim Arbury and the NMHC team provided an overview of the following issues: Mortgage Reform- Single family Initiatives; Capital and Credit Markets; LIHTC- IRS ruling utility adjustments; Section 8; Taxes – Estate & Carried interest; EFCA/Labor Issues; Green Building/Energy Efficiency; and Health Care.

He reported that the Affordable Housing Task Force was requesting information for LIHTC case study. NAA and NAHMA are in the process of collecting information for a 2009 Low Income Housing tax Credit (LIHTC) case study. This study is meant to be a snap shot of the users of the current LIHTC program and its efficiencies and inadequacies. This information will be analyzed and presented to decision makers in the U.S. Congress to potentially improve the current program.

Mr. Williams reported that the following affiliates had been awarded NAA scholarships to attend the Government Affairs Roundtable in August: Apartment Association of Metro Denver, Apartment Association of Southern Colorado, Washtenaw Area Apartment Association and the New Jersey Apartment Association.

NAAPAC

Chair - Mike Holmes
Easlan Management

Mike Holmes provided a fundraising update: NAAPAC raised \$96,997.00; BGF raised \$61,000. (In 2008 at this time PAC had raised \$116,000 and BGF, \$87,000.) To date in 2009 NAAPAC has disbursed \$121,900 to Members of Congress and Political Party Committees- (\$52,000 is pending to Committees and Sen. Dodd.) GOAL: Board goal is \$350,000.00 PAC and \$200,000 BGF.

Mr. Holmes reported that he 2009 Golf Challenge at the conference was successful once again raising just over \$50,000 for the PAC and BGF. He thanked the sponsors of the Golf Challenge including: Alabama Apartment Association, Apartment Guide, Apartment Finder, Appliance Warehouse, Azuma Leasing, Bader Company, Call Source Capture the Market, Florida Apartment Association, Harrison Brown Companies in Florida, Missouri Apartment Association, NWP Services, and NAA Region 3.

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He reported that NAA has taken over our federal grassroots activity with regard to the AIMS (Apartment Industry Mobilization Service) alerts- so we have new information about joining our grassroots program. We have begun a Web based program to enlist participation of NAA's members and our employees. It will be located on the NAA Web site under Government Affairs. He asked everyone to take a minute to sign up and participate at NAA's booth on the trade show floor this week.

LEADERSHIP LYCEUM

Chair - John Ridgway
Celtic Realty Advisors

John Ridgway reported that the Leadership Lyceum Program has continued to grow since its inception at the Assembly of Delegates Meeting in 2003. The Lyceum has more than 100 graduates serving at all levels of leadership for the NAA Federation.

He recognized the following 3 candidates who would complete the program during the Lyceum Education Session on Friday:
Brian Chase with the Central Virginia Apartment Association,
Cindy Collier-King with the Apartment Association of Greater Dallas, and
Donna Schmidt with the San Antonio Apartment Association.

Mr. Ridgway reported that candidates may enter the program through their local affiliate and NAA was currently accepting applications for the next session during the Assembly of Delegates meeting to be held on Thursday, November 12, 2009 in Tampa. He thanked the affiliates who support the Lyceum program by nominating their candidates and the NSC for encouraging supplier partner participation.

He reported that the Lyceum Committee was currently reviewing an opportunity to partner with Leadership iCue to offer a program to

Lyceum candidates in the future. The Leadership iCue focuses on the development and improvement of the whole person and was working to develop a program that would educate Lyceum candidates in identifying their own leadership style and how best to utilize their style at NAA. More details on this new component of the Lyceum program will be discussed in Tampa at the Assembly of Delegates meeting.

MEMBERSHIP COMMITTEE

Chair -Linda Page
Edwin B. Raskin Company
Member Relations Chair - Mike Beirne
The Kamson Corporation
Member Services Chair - Marc Ross
Bob Ross Realty

Linda Page reported that NAA currently represents 36,856 members and more than 5.7 million units. Last year at this time NAA's membership boasted 53,000 members and 6.3 million units. This decrease was a result of the disaffiliation of the California Apartment Association. So growth efforts have been shifted to California.

As reported earlier, the Executive Committee has implemented a contingency plan that was prepared almost nine months ago. The plan will become effective July 1, 2009 and NAA will have staff working on our behalf in California.

Ms. Page reported that the membership committee viewed a draft video that highlights the benefits and services that NAA provides its members. Live testimonials will be incorporated into the video and the video will be shortened to mirror that of the "Did You Know" video.

The committee was briefed on survey results from the member survey conducted recently. The purpose of the survey was to identify different member segments, which consists of CEO's of large, mid-sized and small

2009 EDUCATION CONFERENCE SUMMARY

companies, IROs 1-500 units and executive level of owner/property management companies. We had about a three percent response rate.

She reported that NAA would be hosting two focus groups on Friday with (1) senior level executives from mid to large property management companies and (2) CEO's of the large property management companies to gain their insight into programs, products and services that NAA can develop that would attract more involvement from like sized segments. Staff will thoroughly analyze the results from the survey, coupled with information received from the focus groups to better identify products and services for each respective segment.

NATIONAL SUPPLIERS COUNCIL

Chair - Andrey Massey
RealPage Inc.

Andrea Massey thanked the 2009 Education Conference sponsors and exhibitors for their support of the NAA Education Conference.

She announced that the NSC PARAGON Award winner was Dave Schwehm with Time Warner Cable.

Ms. Massey said that Jerry Feldman of CallSource spoke to the Council on a new initiative developed by CallSource that supports the industry by training quality workers. The program is called PrideAmerica and is focused on training our US war veterans with industry job skills that will provide opportunities for them as well as create an additional pool of qualified workers for our multifamily members.

The NSC had thirteen supplier companies approved for membership by the NAA Executive Committee via conference call since the Capitol Conference meeting including: Apartment Lines Answering Service, Registry Monitoring Insurance Services, Inc., MyNewPlace, National Tenant Network, Inc., Jensen Mailboxes, University Furnishings,

Planet Telecom, Community Controls, Armor Concepts, Ellipse Communications Inc., RentWiki, Ice Blue Advertising, and Vima Décor, LTD.

She reported that Mobile Marketing in Addison, TX was approved for NSC membership during this meeting.

Ms. Massey also thanked the NSC companies who sponsored the NSC Opening Party.

NOMINATING COMMITTEE

Chair - Dave Watkins
Greystar

Dave Watkins reported receiving five Nominations for the four officer positions in 2010 for NAA Chairman-Elect; Vice Chairman, Treasurer; and Secretary. Marc Rosenwasser will be the 2010 NAA Chairman of the Board.

The nominees are listed in alphabetical order:

1. Mike Beirne with the Kamson Corporation and the New Jersey Apartment Association;
2. Mike Gorman with Edward Rose Companies and the Indiana Apartment Association;
3. Alex Jackiw with Buckingham Companies and the Indiana Apartment Association;
4. Jerry Wilkinson with Wilkinson Real Estate Advisors and the Atlanta Apartment Association; and
5. Brad Williams with Lincoln Property Company and the Apartment Association of Greater Dallas.

Nominee Interviews will take place during the Fall Board of Directors Meeting on September 16, 2009 in New Orleans and a slate of officers will be identified. The Assembly of Delegates will be notified of the proposed slate for 2010 at least 30 days prior to the Assembly of Delegates Meeting in the Fall.

The Committee must receive any other nominations at least 15 days prior to the Annual meeting because no other nominations will be accepted from the floor. The Slate of Officers will be elected by the AOD on November 14th in Tampa.

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PRIVATIZED MILITARY HOUSING COMMITTEE

Chair - Sam Merrick
Lincoln Military Housing

Sam Merrick reported that the Committee discussed federal oversight. Federal oversight in general has increased, but NMHC has not seen anything to indicate that these efforts will focus on privatized military housing providers. The committee discussed their legislative issue concerns with NMHC representatives in attendance at the meeting and it was agreed that NAA, NMHC, and the committee members will have a conference call to further discuss the details of the members' federal legislative items of concern.

The committee also discussed the following:

- A draft of the "Benefits of Privatization" whitepaper that when finished will be used as part of the committee members' discussions with policymakers at the 2010 NAA Capitol Conference;
- Progress being made on lease standardization for the privatized military housing sector's use;
- The privatized military housing education session that will be held tomorrow morning, as well as the committees desire to work with NAA staff to develop a full privatized military housing education track at the 2010 NAA Education Conference.

STUDENT HOUSING COMMITTEE

Co-Chair - Paul Dougan
University Furnishings
Co-Chair - Mike Peter
Campus Advantage

Paul Dougan and Mike Peter reported that the committee discussed the 2010 Student Housing Conference which will be held at Mandalay Bay February 22-23, 2010. A new conference logo was shared as well as the prospectus. The following updates on the

conference were provided: 35 booths have been sold to date; 3 levels of sponsorships will be offered (\$5000 – Bachelors, \$7500 – Masters, \$10,000 – Doctoral); a call for presentations will go out in July with a deadline of mid to late September. The committee discussed core topic areas that should be covered.

The Student Housing Designation was discussed. A needs assessment to gauge the interest and viability of this designation would be conducted. Staff from NAAEI will work with committee members to get the assessment out to people in the industry.

STRATEGIC PLAN MONITORING

Chair - Marc Rosenwasser
Meadow Wood Property Company

Marc Rosenwasser reported that staff gave an update on the status of hiring an information repository manager (recommended by this committee and the Communications Advisory Board (CAB) to the Board at the 2009 Capitol Conference). At that time the Board approved this unbudgeted position subject to Budget and Finance committee approval. The Budget and Finance committee decided to put a wait on deciding whether to approve this unbudgeted position pending the financial results of the 2009 June conference.

He reported that the CAB was considering recommending an unbudgeted expense of software/net platform that would provide an NAA dedicated social networking site. The site would also be a tool for the information repository manager by providing an electronic library.

Mr. Rosenwasser reported that the group discussed possible recommendations for developing the next strategic plan. Recommendations included:

- Developing a 2 year versus 3 year plan to improve flexibility and responsiveness;
- 2 year term for strategic plan committee members to ensure continuity and institutional knowledge; and
- Retaining an outside expert to facilitate the planning process.

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TASK FORCE REPORTS

AFFORDABLE HOUSING

Chair - Rober Tinning
Churchill Residential

Robert Tinning reported that the task force discussed a number of rising issues related to Low Income Housing Tax Credit Properties.

He highlighted two issues including:

- IRS Sub-metering Guidance - The IRS recently provided updated guidance on their utility allowance regulations for low income/ utility costs covered in submetering. When their original guidance came out it was extremely onerous but has since been revised. Both NMHC and NAHMA provided comments to the IRS and as a result these guidance clarifications were released.

- Case Study: The Task Force put together Case Study criteria to gather information on tax credit properties in key areas of the country in order to present legislators a realistic picture of operations and financials of these LIHTC properties. The gathering of this information will afford NAA the opportunity to let elected officials know that the program is failing with its financial structure. Please consider also sending in information on your properties. Information is due to NAA July 30th.

GOVERNANCE

Chair - Dave Watkins
Greystar

Dave Watkins reported that the Governance Task Force discussed the impact of CAA's withdrawal on NAA's governance. He noted that Region 10 no longer had delegates based on the requirement that delegates must be a member of an affiliated association.

He said that existing RVPs from Region 10 were duly elected and will serve through 2009. Current, RVPs are only required to be employed

as owner managers.

This led to a discussion about NAA's current Bylaws and Policies & Procedures. It was agreed by Task Force members that NAA's Bylaws needed to be reviewed and amended. The Task Force would meet telephonically before the Assembly of Delegates meeting to draft amendments for consideration by the Assembly in November.

There was a discussion about direct member dues and the role of the rejuvenated Golden State Apartment Association.

The Task Force recommended that NAA members in California, before CAA's withdrawal who paid dues to NAA, would continue to receive services through their renewal dates.

The Task Force also recommended that prospective members in California would pay National dues at the 47 cents per unit rate through an affiliation with the Golden State Apartment Association.

(See page 1 for both motions approved with regard to Governance by the NAA Board)

GOVERNMENT AFFAIRS

Chair - Mike Gorman
Edward RoseCompanies

Mike Gorman reported that the Task Force was formed to evaluate NAA's Government Affairs efforts on all levels. The Task Force issued a written report that was distributed to the NAA Board.

Mr. Gorman briefly summarized the report. NAA has untapped political potential within its federated membership. The ability to generate grass roots communications to government officials across the country is a significant resource that we have not taken advantage of in the past. The Task Force has recommended a reorganization of the Government Affairs Department at NAA so that it might develop an effective political network on the types of legislative and regulatory issues that confront us all.

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The NAA staff has already begun to implement some of those recommendations. On the federal level, NAA has enjoyed a productive relationship with NMHC for several years. The Task Force recommended that we continue that relationship but with a rejuvenated Joint Legislative Committee with NMHC to identify and guide legislative priorities for the industry.

Chairman Shelton explained that a task force would be formed to renegotiate a contract with NMHC. He thanked Mr. Gorman and task force members for their work culminating in the final report.

STAFF UPDATE

NAA PRESIDENT

Doug Culkin

Doug Culkin welcomed members to the 2009 NAA Education Conference and Exposition at the Mandalay Bay in Las Vegas.

He briefly discussed both the Government Affairs Task Force Report and what NAA was doing in California to provide services and benefits for owners and managers of multifamily housing in California.

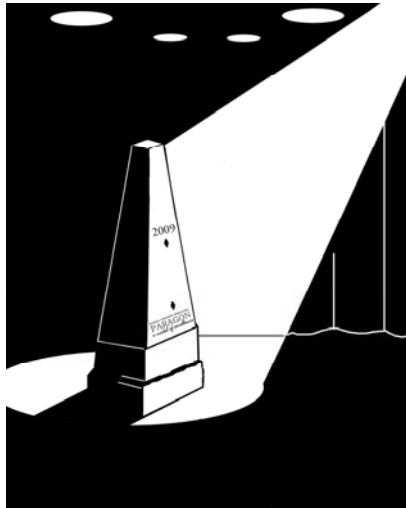
He recognized NAA staff for their work on the Education Conference.

He encouraged all members to attend the PARAGON Award ceremony Saturday evening at 6:00 p.m. just prior to the Closing Event and to attend the annual Maintenance Mania competition on Saturday morning.

He asked members to thank our metal sponsors and our exhibitors for their support of the NAA Education Conference and hoped everyone would enjoy the Conference.



**CONGRATULATIONS TO OUR
2009 PARAGON AWARD WINNERS**



Kathy Vallie
Property Management Association of Michigan
Association Executive of the Year

Dave Schwehm
Time Warner Cable
National Suppliers Council Achievement Award

Tricia Foreman, NALP, CAM, CAMT, CPM
Gumenick Properties
Certified Apartment Manager of the Year

Dennis Norris, CAMT
RADAKOR, LLC
Certified Apartment Maintenance Technician of the Year

Shannon Birtwell, NALP
WinnResidential
National Apartment Leasing Professional of the Year

Kara Garst, CAPS
UDR, Inc.
Professional Designate of the Year

Dana Lowry
Grand West Properties, LLC
Independent Rental Owner of the Year
100 Units or Less

John Raper
Central Properties
Independent Rental Owner of the Year
101 - 500 Units

Lubbock Apartment Association
Communications Award

Arizona Multihousing Association
Community Service Award

Property Management Association of Michigan
Education Award

Property Management Association of Michigan
Government Affairs Award

**BUILDERS, OWNERS & DEVELOPERS
AWARDS**

GARDEN/TOWNHOUSE

The Q at Maitland
Carter-Haston
Maitland, FL
Best Garden/Townhouse Community
Pre 1979 - Under 150 Units

Westborough
Burkely Communities, LLC
Greensboro, NC
Best Garden/Townhouse Community
Pre 1979 - Over 150 Units

AMLI at Danada Farms
AMLI Residential
Wheaton, IL
Best Garden/Townhouse Community
1980-1999 - Over 150 Units

The Hamptons at Hunton Park
Gumenick Properties
Glen Allen, VA
Best Garden/Townhouse Community
Post 2000 - Over 150 Units

MID/HIGH RISE

Flint Goodridge Apartments
HRI Management Corporation
New Orleans, LA
Best Mid/High Rise Community
Pre 1979 - Under 150 Units

Loft 27
WinnCompanies
Lowell, MA
Best Mid/High Rise Community
Pre 1979 - Over 150 Units

Chelsea Village
Peabody Properties, Inc.
Chelsea, MA
Best Mid/High Rise Community
1980-1999 - Under 150 Units

Lake Arbor Towers
The Dolben Company, Inc.
Mitchellville, MD
Best Mid/High Rise Community
1980-1999 - Over 150 Units

Evergreen at Rockwall
Churchill Residential
Rockwall, TX
Best Mid/High Rise Community
Post 2000 - Under 150 Units

Ventura Lofts
Sueba USA Corporation
Houston, TX
Best Mid/High Rise Community
Post 2000 - Over 150 Units

**YOU WILL NOT WANT TO MISS OUR
ANNOUNCEMENT FOR THE
APARTMENT COMMUNITY
OF THE YEAR
2009**

Selected by our Judges from the above Community Award Winners



NAA has partnered with HD Supply to host the Maintenance Mania Program. The objective of the program is:

- Recognize the importance of maintenance professionals to the apartment industry.
- Provide a platform for NAA and the local Affiliates to increase maintenance management and techs involvement in the apartment associations.
- Promote the Certificate of Apartment Maintenance Technician (CAMT) training program offered by NAAEI.

Congratulations to the 2009 Maintenance Mania National Championship Finalists!

Atlanta

Gilbert Houston

Austin

Miguel Valdez

Charleston

Jerry Mentz

Connecticut

Robert Pena

Cumberland

Christopher Parker

First Coast

Jason Frotten

Chris Shields

Greater Cincinnati

Chad Bernhardt

Greater Wichita

Aaron Adams

Justin Heenan

Brad Zeman

Greater Orlando

Frank Guarino

Kansas City

Chad Baldwin

Stan Phelps

Indiana

Herb Harr

Adam Parker

Metro Denver

Joel Montes

Washington

Luc Casagrande

Angel Munoz

Western Pennsylvania

John Simons

2009 Maintenance Mania National Champion

Jason Frotten

First Coast Apartment Association

Aventine at Deerwood

Jacksonville, Florida

For more information about hosting a local Maintenance Mania competition, please contact Kimberlee Berry, Manager of Affiliate Relations at 703.797-0625 or kimberlee@naahq.org.



**SAVE THE DATE!
2009 ASSEMBLY OF DELEGATES MEETING**



NOVEMBER 12-14, 2009

**GRAND HYATT TAMPA
INSTALLATION OF MARC ROSENWASSER
2010 NAA CHAIRMAN OF THE BOARD**