



2023 Award Winners

EPIC Awards

Capital Achievement Award

Peter Larson, CPM, Senior Vice President of Residential Property Management, Bernstein Management Corporation

Visionary Award

Amy Earp, Chief Engagement Officer, Beyond the Balloons Training & Consulting Services (A Division of eWrit Filings)

Making a Difference Award

Debra White, Resident Events Coordinator, LIVEbe Communities

Memorial Scholarship Award

Gavin Sleeth

President's Choice Award

Rasheedah Ahmed, CAS, Vice President of Sales and Operations, InterSolutions

Outgoing President Recognition

Thomas Rucker, CAM, CPM, Managing Director, COO Property Management, Berkshire Residential Investments

PACE Awards

2023 PACE Best in Show

The Elms at Signal Hill Station, Legend Management Group

PACE Award Winners

Vintage Senior – MD (\$800+): Marywood Apartments, Quantum Real Estate Management, LLC.

Senior – MD (\$1,400 – \$1,799): Residences on the Lane, Edgewood Management

Senior – MD (\$2,100+): The Elms at Clarksburg Village – Encore, Legend Management Group

Vintage Senior – VA – (\$1,300+): Evergreen House Apartments, Quantum Real Estate Management, LLC

Senior – VA (\$1,100+): Wingler House East & West Apartments, Quantum Real Estate Management, LLC

Vintage Affordable – DC (\$1,500+): Franklin Commons, Horning

Affordable – DC (\$1,500+): The Ethel, Kettler Management Corporation

Vintage Affordable – MD (\$700 – \$1,199): Pleasant Homes, Edgewood Management

Vintage Affordable – MD (\$1,500+): Millwood Townhomes, Edgewood Management

Affordable – MD (\$1,100+): Calvert Hills Apartments, Habitat America, LLC

Vintage Affordable – VA (\$1,500+): Haven Reston, Gates Hudson

Affordable – VA (\$1,500+): Springfield Crossing, Kettler Management Corporation

Vintage Market Rate – DC (\$1,500 – \$1,999): The Berkshire, Gables Residential

Vintage Market Rate – DC (\$2,300+): Belvedere Apartments, Bernstein Management Corporation
Market Rate – DC (\$2,000 – \$2,299): Vesta Parkside, Kettler Management Corporation
Market Rate – DC (\$2,300 – \$2,499): Allegro, Bozzuto Management Company
Market Rate – DC (\$2,500 – \$2,999): The Lexington at Market Square, Bozzuto Management Company
Market Rate – DC (\$3,000 – \$3,999): Apartments at City Center, Willowick Residential
Market Rate – DC (\$4,000+): 1331, Bozzuto Management Company
Vintage Market Rate – MD (\$1,500 – \$1,599): Parke Laurel Apts., Morgan Properties
Vintage Market Rate – MD (\$1,600 – \$1,699): Twin Towers Apartments, Southern Management Companies, LLC
Vintage Market Rate – MD – (\$1,700 – \$1,799): Northampton Apartments, Morgan Properties
Vintage Market Rate – MD – (\$1,800+): The Encore at Wheaton Station, Allen & Rocks, Inc.
Market Rate – MD (\$1,700 – \$2,299): The Remy Apartments, LIVEbe Communities
Market Rate – MD (\$2,300 – \$2,399): TEN.M.Flats, Kettler Management Corporation
Market Rate – MD (\$2,400+): The Pearl, The Tower Companies
Vintage Market Rate – VA – (\$1,500 – \$1,699): Mark at Salem Station, Gates Hudson
Vintage Market Rate – VA (\$1,700 – \$1,899): Monticello-Lee, Scott Management, Inc.
Vintage Market Rate – VA (\$1,900 – \$2,099): Rose Hill Apartments, A.J. Dvoskin & Associates, Inc.

[PACE Awards Judge's Choice Award Winners](#)

2001 Clarendon Boulevard, Legend Management Group
Fenton Silver Spring, Edgewood Management
Filmore Garden Apartments, Scott Management, Inc.
Halstead Square – Lotus & Lofts, Bozzuto Management Company

Vintage Market Rate – VA (\$2,100 – \$2,299): Tuscarora Creek, Van Metre Companies
Vintage Market Rate – VA (\$2,300 – \$2,599): Crystal Towers Apartments, Dweck Properties
Vintage Market Rate – VA (\$2,600+): Crystal Square Apartments, Dweck Properties
Market Rate – VA (\$1,800 – \$1,999): The Elms at Signal Hill Station, Legend Management Group
Market Rate – VA (\$2,000 – \$2,099): The Sutton Apartments, Dweck Properties
Market Rate – VA (\$2,100 – \$2,199): Cascades Overlook, Kettler Management Corporation
Market Rate – VA (\$2,200 – \$2,299): The Elms at Arcola, Legend Management Group
Vintage Market Rate – VA (\$2,300 – \$2,329): Icon at Dulles, Dweck Properties
Market Rate – VA (\$2,330 – \$2,399): The Point at Dunn Loring, PANCO Management
Market Rate – VA (\$2,400 – \$2,499): Woodland Park, Van Metre Companies
Market Rate – VA (\$2,500 – \$2,599): Park at Pentagon Row, Dweck Properties
Market Rate – VA (\$2,600 – \$2,799): The Foundry, BH Management Services, Inc.
Market Rate – VA (\$2,800+): The Gramercy, Dweck Properties
Lease-Up – DC (\$2,300+): Verge, Kettler Management Corporation
Lease-Up – MD (\$2,300+): Marlow, Greystar Management
Lease-Up – VA (\$2,600+): Brentford at the Mile, Kettler Management Corporation

Park Naylor Apartments, Edgewood Management
The Bowen, LIVEbe Communities
The Willows at Victoria Falls, Habitat America, LLC
Waverly Village, Gables Residential

PACE Distinguished Communities

322 Baldwin, Grady Management, Inc.
800 Carlyle, Kettler Management Corporation
Dylan & Reese at Carlyle Crossing, Bozzuto Management Company
East of Market, Grady Management, Inc.
Gables Pointe 14, Gables Residential
Haven Largo, Gates Hudson
Liz, Gates Hudson
Maren, Kettler Management Corporation

Rise at Temple Court, Kettler Management Corporation
Rock Creek Terrace, Edgewood Management
The Lodge at Marlton, Habitat America, LLC
The Marque, Van Metre Companies
The Residences at Eastern Market, Bozzuto Management Company
The Silva, Bozzuto Management Company

Maintenance Professional Awards

Most Valuable Player: Sylvia Adair, The Elms at Signal Hill Station, Legend Management Group

Service Team of the Year: Mount Vernon Square Apartment Homes, Morgan Properties

Engineer of the Year: Ronald Terceros, Brentford at the Mile, Kettler Management Corporation

Service Director of the Year: Ivan Zapata, Residences at King Farm, Bernstein Management Corporation

Service Manager of the Year (4+ Employees): Jose Portillo, Willow Lake Apartment Homes, Morgan Properties

Service Manager of the Year (0 to 3 Employees): Roberto Martinez, The Cloisters Apartments, HORNING

Service Technician of the Year: Wade Winkey, Ten M Flats, Kettler Management Corporation

Grounds / Janitorial Team Member of the Year: Badrani (Bardie) Badraddine, The Elms at Signal Hill Station, Legend Management

Special Recognition: Marcus Quinn, The Whitney, Bozzuto Management Company and Reinaldo Serrano, Encore, Bonaventure

Leasing Professional Awards

Washington, DC

First Place: Lauren Francis, President Madison Apartments, Bernstein Management Corporation

Second Place: Kayla Kornegay, Verge, Kettler Management Corporation

Third Place: Latoya Francis, Columbia Uptown, Van Metre Companies

Maryland

First Place: Stephanie Best, Crosswinds, Bozzuto Management Company

Second Place: Alecea Ali-Williams Highlands of Chevy Chase, Polinger Company

Third Place: Ashley Brooks, The Remy Apartments, LIVEbe Communities; John Cureton, Village Apartments, Polinger Company; Jaleesa Savage,

Avery Park Apartments, Morgan Properties and Kelynger Smith, Overlook Apartments, ROSS Management Services

Virginia

First Place: Shamicka Neal, Fairfax Square Apartments, Van Metre Companies

Second Place: Edin Navarro, The Marque Apartments, Van Metre Companies

Third Place: Adano Murray, Mount Vernon Square Apartments, Morgan Properties

Marketing and Advertising Excellence Awards

Advertisement

Stabilized – In-House: Van Metre Companies, Fahrenheit Apartments

Brochure

Property Management Company – In-House: Van Metre, Annual Report

Lease Up – In-House: Van Metre, Makers Rise, Rack Card

Stabilized – Agency: Morgan Properties, Mount Vernon Square Apartment Homes, Digital Brochure

Corporate Communication

Property Management Company – In-House: Continental Realty Corporation, CRU Yearbook

Honorable Mention: Property Management Company – In-House: Southern Management Companies, LLC, Corporate Headquarters Move

Resident/Tenant Communication

Honorable Mention: Stabilized – In-House: LIVEbe Communities, The Remy Apartments, The Remy Experience

Video

Property Management Company – In-House: Southern Management Companies, LLC, The Southern Camera

Property Management Company – Agency: Bernstein Management Corporation, Celebrating Our Story

Stabilized – In-House: Van Metre Companies, Barrington Park, Lifestyle Video

Lease-Up – In-House: Makers Rise, Lifestyle Video

Honorable Mention: Property Management Company – In-House: Van Metre Companies, Nemaocolin Highlight Video

Honorable Mention: Property Management Company – Agency: Bonaventure, Core Value Video

Social Media

Property Management Company – In-House: Southern Management Companies, LLC, Love SMC

Stabilized – In-House: PANCO Management, The Point at Reston

Lease-Up – In-House: Van Metre Companies, Makers Rise, New Apartments on the Rise

Honorable Mention: Property Management Company – In-House: Southern Management Companies, LLC, SMC Women Who Tell Our Stories

Website

Associate – In-House: Rent., The NEW RentMarketplace

Property Management Company – Agency: Horning

Stabilized – In-House: Kay Apartment Communities, Temple Hills Communities Landing Page

Stabilized – Agency: Polinger Company, The Highlands of Chevy Chase

Reputation Management Campaign

In-House: ROSS Management Services, Squad Goals

Stabilized – In-House: Van Metre Companies, The Aspen, SatisFacts Campaign

Marketing Campaign

Property Management Company – In-House: Van Metre Companies, Van Metre Has Heart

Hotel – In-House: Southern Management Companies, LLC, The Hotel at the University of Maryland, The Wedding Experience

Stabilized – In-House: BH Management, On20

Honorable Mention: Property Management Company – In-House: Southern Management Companies, LLC, Apps, Apps and Apps

Honorable Mention: Stabilized – In-House: LIVEbe Communities, "BEKind/ Gratitude Month", February

Promotional Item

Property Management Company – In-House: TM Associates, Maintenance Summit Giveaways

Property Management Company – Agency: Bernstein Management Corporation, New Resident Welcome Gift

Stabilized – In-House: LIVEbe Communities, The Remy Apartments, Welcome Gift

Lease-Up – In-House: Van Metre Companies, Makers Rise, Makers Rise Swag

Honorable Mention: Property Management Company – In-House: Van Metre Companies, Backpacks

Signage

Stabilized – In-House: Berkshire Residential Investments, The Pradera, Recycling Sign

Stabilized – Agency: Kay Apartment Communities, Kaywood Gardens Apartments

Honorable Mention: Lease-Up – In-House: Van Metre Companies, Makers Rise

Model Apartment

Stabilized – Agency: PANCO Management, The Point at Ridgeline

Stabilized – In-House: BH Management, The Foundry

Honorable Mention: Commercial Property – Agency: Beach Front Property Management

Honorable Mention: Stabilized – In-House: Bernstein Management Corporation, The Paramount Apartments, Basement Studio

Honorable Mention: Stabilized – Agency: PANCO Management, The Point at Reston

Leasing Center

Stabilized – In-House: Morgan Properties, Village at Potomac Falls

Lease-Up – Agency: Van Metre Companies, Makers Rise

Event

Community Event – Property Management Company – In-House: LIVEbe Communities, "Love Wins" Paint & Punch, Pride Month

Resident Event – Stabilized – In-House: LIVEbe Communities, 2 Hopkins Apartments, "Midnight at the Masquerade," A Murder Mystery

Corporate Event – Property Management Company – Agency: Bonaventure, 2023 Leadership Conference

Corporate Event – Property Management Company – In-House: ROSS Management Services, Spring Into Success Awards Ceremony

Honorable Mention: Community Event – Property Management Company – In-House: Bernstein Management Corporation, Earth Week eCycling Drive

Honorable Mention: Community Event – Property Management Company – In-House: LIVEbe

Communities, "Blessing Boxes", Resident Community Outreach

Honorable Mention: Corporate Event – Property Management Company – In-House: Kay Apartment Communities, Employee Recognition Event – Kay Day

Honorable Mention: Resident Event – Stabilized – In-House: LIVEbe Communities, The Remy Apartments, "Let's Get Moving" Walk Challenge

Amenity & Resident Services

Property Management Company – In-House: Southern Management Companies, LLC, Almost Home Program

Stabilized – In-House: PANCO Management, The Point at Eisenhower, Shuttle Service

Property Management Company – Agency: Berkshire Residential Investments, BerkshireTHRIVE, ESG Report

Honorable Mention: Property Management Company – In-House: Van Metre Companies, Smiles are Free

Honorable Mention: Amenity & Resident Service – Stabilized – Agency: PANCO Management, The Point at Reston

Other

Property Management Company – In-House: Horning, Company Logo

Stabilized – In-House: BH Management, The Avant at Pembroke Pines, Renovation/Reposition

Lease-Up – Agency: Van Metre Companies, Makers Rise, Goddess Techne

Honorable Mention: Property Management Company – In-House: Van Metre Companies, Company Culture Committee

PMEXPO 2023 Best Booth Awards

Best In Show

Thomasville Restoration

Best Display

American Pest

Best Booth Staffing

Critical Peake Services

Best Promotional Item

Bradyl Storage Solutions