



CRM NEWSLETTER

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THE 2009 MICHAEL F. FISHER AWARD FOR EXCELLENCE IN PROPERTY MANAGEMENT AWARDED TO SHANNON NAPPI OF NEWBERRY ESTATES

The Michael F. Fisher Award for Excellence in Property Management has been given each year since 1995 in the memory of Mike Fisher, an Executive Property Manager who was employed by CRM from 1982 to his very untimely death in 1995.

During the thirteen years that Mike was employed with CRM, he was instrumental in the development of our Condominium Management department in addition to his portfolio of rental properties. Mike was one of the founders of the South Jersey Condominium Managers Association and was its president in 1988. He was the recipient of two



Shannon Nappi, Property Manager of Newberry Estates proudly displays her 2009 Michael Fisher Award for Excellence in Property Management

letters of commendation from CRM for his outstanding work and was the driving force in the very successful conversion of Absecon Townhouses to California Hill Condominiums.

But the essence of Mike Fisher, and the way we will remember him is as a gentleman who was forever forthright, totally honest, always the "team player" and always ready, willing and able to respond to duty.

Mike will live on in the hearts and minds of those privileged to know and work with him. His memory is perpetuated by the award given in his name.

Story continued on top of page 6

FROM THE DESK OF THE PRESIDENT

Within the CRM employee family team of members there are currently 55 employees with service of at least ten years under the company banner.

There are some individuals with most noteworthy milestones of time with the company.

Linda Reilly, CPM®, ARM®—Executive Property Manager—34 years

Robert Bricek—Maintenance Superintendent, Hilltop Apts - 33 years

Raymond Shinko—Maintenance Technician,

Hilltop Apartments - 32 years

Michael Lytle, ARM®—Sr. Property Manager, Browns Woods - 30 years

Elva Gallagher, CPM®—Director of Association Management - 29 years

John Daveron—Maintenance Technician, St Croix Mutual Homes - 28 years

Steven Gould, CPM®, ARM®—Executive Property Manager - 28 years

Juan Ledesma—Maintenance Technician, St Croix Mutual Homes - 28 years

John Stegman—Maintenance Superintendent, Lebanon Village - 28 years

James J. McCoy, ARM®—Property Manager, Penns Grove Gardens - 27 years

Dianna Gould, HCCP®—Sr. Property Manager, Hopewell Senior Place - 26 years

The following team members have at least 20 years of service with CRM:

Michael Kemble - 25 years

Ronald Archer - 24 years

Thomas Grumley, ARM® - 24 years

Ireneous Stanislaus - 24 years

Francis J. Hagen - 23 years

Anslem Charles - 22 years

Andrew Fuller - 22 years

David J. Bishop - 21 years

William Daren - 20 years

I would like to take this opportunity to acknowledge and thank these individuals for their long term dedication and commitment to organizational success.

Michael B. Simmons, CPM®, President & CEO

VILLAGE AT LAKEVIEW NEIGHBORHOOD NETWORK COMMUNITY CENTER: OFFERING OPPORTUNITIES TO LEARN, DISCOVER, AND GAIN EXPERIENCE

The Village at Lakeview Neighborhood Network Community Center's Work Experience Program provides volunteer opportunities that help individuals find their place in the job market. Through the program, individuals who volunteer at the center get a feel for the roles and responsibilities of a particular job and gain relevant experience that helps with obtaining employment. Typically, individuals volunteer for 90 days. If, at the end of this period, individuals do not find a job or wish to try another volunteer position, they are welcome to continue on as a volunteer at the Village at Lakeview Neighborhood Network Community Center.

"We offer a wide range of programs at the center," explained Angela Lewis, Director of the Village at Lakeview NNCC, "This provides individuals with numerous job-sampling opportunities that may fit their distinct talent or interests. From the afterschool program that offers a home cooked, family-style meal, to computer skills classes, to administrative or office work, volunteers can find their niche and determine where their aptitude

lies." Many participants in this program are referred by partners such as the Harford County Department of Social Services, the Susquehanna Workforce Network, and Community Work Service. Many of the referrals gain employment due to the training and knowledge acquired at the Village at Lakeview NNCC.

"One volunteer secured a job at a nearby elementary school in the cafeteria because of the experience and skills she gained while cooking meals for the family-style dinner the center offers as part of the daily afterschool program," said Lewis. "Another young woman with excellent verbal skills, demonstrated her strong work ethic by participating in our program. This earned her a job at a

local hotel."

Lewis welcomes all individuals who wish to participate in the center's program. "We had one young woman just walk in off the street and tell us she wanted to volunteer at the center,"

said Lewis. "She could not decide what she wanted to do for a career, and decided to work with the children at the center. The satisfaction and rewards she received through her volunteer experience

prompted her to enroll in college and major in elementary education. She is currently pursuing her new dream to become a teacher."

The program is not only for adults. Younger community members and residents are also benefiting.



In November 2009 the Village at Lakeview Neighborhood Network Community Center achieved Model classification.

Pictured from left to right are: Debbie Walker from Neighborhood Network HUD, Angela Lewis, Director of the Village at Lakeview NNCC, and Michelle Storino, EPM

With the support of local partners, including Harford Community College, the Family Tree, and the local Rotary Club, Lewis and her team established a Model multi-service community learning center that offers computer access, afterschool programming, parenting classes, senior activities, and a full range of workforce development programs, including a monthly mock job fair that helps residents hone interview skills. Workforce development training at the Village at Lakeview NNCC encompasses not only skill building, but also life skills training, appropriate professional clothing, professional behavior, and consistent follow-up to help maintain work skills.

ROLLING HILLS APARTMENTS HOSTS ANNUAL COMMUNITY SAFETY AND FIRE PREVENTION DAY

On Saturday, June 26th, 2010 Rolling Hills Apartments hosted their annual Community Safety and Fire Prevention Day. The residents learned many new skills to assist them in the event they encountered a fire. Fire Chief Brendlinger demonstrated a live stove-top fire. The residents were shown how to properly extinguish the fire using the lid of a pan and then the adults were allowed to practice putting out the fire on their own.

The Sanatoga Fire Company brought the fire simulation trailer with them. This provided residents with the opportunity to point out fire hazards such as wires across the floor, a candle near a flammable item, a pan with its handle over the edge of the stove, and a pot holder left on the stovetop. Residents also practiced dialing 911. The phone in the trailer

connected them with a fireman in a hidden room, who asked them the same questions a 911 operator would ask. The living room of the trailer was filled with theater smoke to demonstrate to residents how low they would have to be to avoid smoke inhalation.

In addition to the fire safety lessons, a police officer from the Lower Pottsgrove Police Department, demonstrated and quizzed the residents on bicycle safety.



Under the watchful supervision of the Sanatoga Fire Company, Rolling Hills' residents practice putting out a simulated kitchen fire

MAD Exterminators also came to educate the residents on the causes of bug infestation and how to take preventative measures.

Each household that participated in all of safety trainings, were entered into a raffle for a \$50.00 gift card, \$25.00 gift card, and a food basket. Afterward the residents and volunteers enjoyed a picnic lunch and refreshing Rita's Water Ice.



Rolling Hills residents receive instructions on fire prevention and safety from local firefighters.



Children at Rolling Hills enjoy getting first hand experience in using firefighter's equipment and the inside of the fire truck.

THE GREENS AT PINE HILL OFFERS VARIED ACTIVITIES THROUGHOUT THE YEAR

From fresh baked cookies to hosting flu shot clinics, The Greens at Pine Hill and Greens II offers a variety of activities for both residents young and old throughout the year.

Each morning The Greens at Pine Hill staff bake fresh cookies for all to sample in the lobby. This is not only a warm welcoming to new prospects but also to the existing residents. There is nothing better than the smell of fresh baked cookies!!

Bingo night was a hit in January! They had a nice turn out and supplied the residents with light refresh-

ments and snacks.

In March, the Camden County Health and Human Services hosted a flu shot clinic. This was a free clinic for all residents. Quite a few showed up to this event to receive the seasonal flu shot and the H1N1.

During the month of May, they had a coloring contest for all the children in the community. The children were very excited about the prizes they had won and look forward to participating in the next one. We received very colorful posters and enjoyed working with the children.



The Greens at Pine Hill residents enjoy Bingo; staff prepares cookies for residents and prospective residents; while the coloring contest winners proudly display their prizes



Pamela W. Monroe, CPM®
Senior Vice President

PAM MONROE SELECTED AS ONE OF REAL ESTATE FORUM'S 2009 WOMEN OF INFLUENCE

Congratulations!

Pamela Monroe, Community Realty Management's Senior Vice President was selected as one of Real Estate Forum's

2009 Women of Influence.

She was featured in the November / December issue of Real Estate Forum magazine.



HELP!

If you don't get a letter then you know I'm in Jail!

Luther Acres Manager Toni Fierro spent some time in "Jail" and with the help of friends and family raised over \$400 for Muscular Dystrophy in just a few hours. What a great group! Congratulations to the Staff and friends at Luther Acres

Success closet.

Anndita interviewed with Calloway in March 2010. Anndita was offered a position as a lab technician in April 2010 at one of their field offices located in Baltimore, Maryland and is making a very competitive salary.

Hard work, persistence, and a strong support system always pay off!! Congratulations Anndita!

STRONG SUPPORT SYSTEM HELPS VILLAGE AT LAKEVIEW RESIDENT OBTAIN EMPLOYMENT

After many months of seeking employment through one of Village at Lakeview Neighborhood Networks Community Center's partners, the Maryland Workforce Exchange program, Anndita Dadzie was offered an interview at Calloway Laboratory in Woburn, Massachusetts. Calloway Labs is one of the nation's fastest growing clinical toxicology laboratories.

Anndita was overly concerned about this interview because it was

located in Massachusetts and that she had no interview attire. Anndita expressed her concerns to Marlana Whitfield, Compliance Specialist at Village at Lakeview. Marlana went to work. Marlana informed Jacklyn Garrett, Village at Lakeview's Administrative Assis-



Anndita Dadzie
A Calloway Lab employee and Village at Lakeview Resident

tant / Leasing Specialist and Angela Lewis Village at Lakeview's NNCC's Director.

Jacklyn researched and found a very affordable airfare ticket to get Anndita to and from Massachusetts. Angela

Lewis donated business attire from the Village at Lakeview's Dress for

CRM CONTINUES TO GROW

In September, 2009 CRM took over 4 Rural Development properties located in Washington County, NJ:

Westgate I - Located in Washington, NJ. Family property consists of 32 units

Westgate II - Located in Washington, NJ and is within the same community as Westgate I. Property has 36 units.

Oxford Heritage Manor - Property has a rural setting and is a senior community with 32 units and is located in Oxford, NJ.



Broad Street Bank Apartments located in downtown Trenton, NJ

Briarwood Court - Another senior property with 32 units located in Belvidere, NJ.

In February, 2010 CRM took over management of **Broad Street Bank** in Trenton, NJ. The building,

housing the conventional/tax credit property, was once used as a large bank. Conversion took place in 2007 converting the historical building to 125 apartments and several commercial spaces. Many apartments overlook a gorgeous view of downtown Trenton.

April, 2010 was a very productive month for CRM as for the

first time in our history, we gained 4 new properties within the same month.

Opportunities Towers for Aging - Located in Philadelphia and consisting of 151 units. Property is located on West Hunting Park Avenue in North Philadelphia and is 100% Section 8. The seniors enjoy their large community room and public transportation comes right to the front door.

Opportunities Towers II - Located in Philadelphia and connected to Opportunities Towers for Aging. The 100%



Luther Arms Senior Apartments located in Trenton, NJ

Section 8 property is also for seniors and consists of 126 units. Both properties consistently maintain 100% occupancy.

Luther Arms - Senior property is located in downtown Trenton, NJ and has 150 units. Totally Section 8 and has a large community room and many available services for residents.

Vita Gardens - Family property located in Asbury Park, NJ. Property consists of 80 units with the majority being Section 8.

NEWPORT HARBOUR HOSTS SUCCESSFUL PROGRAMS

Newport Harbour Neighborhood Network over the past months has had many successful programs in their center.

One of the programs that is most successful is the "After School Tutoring Program".

Children come to the center daily for help with their homework and school projects.

In Newport News, Virginia, schools on Wednesdays are out for a half day. During this time, one of the elementary principals (John Tupponce) from B. C. Charles Elementary School allows five of his teachers to come to the center to tutor and work with the children. They average 25 to 30 children from three schools every Wednesday. They also have a teacher's husband who is a mentor for the children. During the months, they have noticed an improvement in grades on report cards and in many cases, behavior problems have been reduced.

Another program that they are proud of is the "Free Hair Cuts" that is offered once a month on Saturdays for all residents. Lunch is provided and games are played with the children while they wait. This program is sponsored by the Urban Outreach from one of the local churches. They have also provided mentors on Thursday for the After School Program.

Other programs that have been successful are: Ident-A-Kid, GED, Children's Bible Story Telling, Black History Month, Heart Month with

Blood Pressure Screening. Coat, Hat and Gloves Give Away for all residents, sponsored by the Masonic, Salvation Army and members of the Military.

For the month of April, the children were given two Easter Egg Hunts. One was given on Saturday before Easter, sponsored by the Urban Outreach Program and the center gave one on the Monday after Easter. During this time, each child was given small gifts and refreshments.

Gloria Smith, Newport Harbour's Community Director

says they are very proud of all of our Neighborhood Network programs and that they have lots of programs planned in the coming months.



Residents participate in celebrating Black History Month at Newport Harbour



Residents participate in the Free Hair Cut Program



Children receive tutoring in the weekly after school program at Newport Harbour

HARBOUR POINTE CELEBRATES 20 YEARS IN REVITALIZED NEIGHBORHOOD



Celebrating Harbour Pointe's revitalization are representatives of Harrah's Casino, State Senator and former Mayor of Atlantic City, James Whelan, Harbour Pointe Board members, Thomas Pagliaro, Jr. President, David Charman, Vice President, Gina Allen, Secretary, Linda Fresh, Treasurer, Donna Brown and Elva Gallagher, CPM®, Director of Association Management for Community Realty Management

Residents of Harbour Point of Atlantic City recently celebrated the 20th Anniversary of their community. Harbour Pointe was a direct investment by Harrah's Hotel Casino in the development of 130 town homes covering over four city blocks, a major step forward in the redevelopment of Atlantic City.

As part of the first phase of the CRDA's (Casino Reinvestment

Development Authority) North-east Inlet Redevelopment Plan, the homes were built in a devastated area, which was once one of the most desirable locations to live because of its proximity to the ocean and the historic Gardner's Basin. The affordable units sold quickly at \$69,000 each with 11 units reserved for original homeowners who were relocated to make space for the development, and who elected to move

back to the area. 74 units sold to the general public. The remaining units were rented. Atlantic City residents received first priority in the application process. Prospective homeowners were only required to pay a five-percent down payment for a fixed nine percent, 30 year mortgages supported by the NJ Housing & Mortgage Finance Agency. To avoid speculation, deed restrictions stipulated that the buyer must live in the home as a primary residence for at least five years.

The success of Harbour Point development can be attributed to many public and private entities who worked together to make the project a reality. In addition to Harrah's direct investment, funding sources include an Urban Development Action Grant, A NJ Department of Community Affairs Balanced Housing Grant, NJ HMFA Affordable Housing funds, ACIA luxury tax funds, and federal tax credits. The City of Atlantic City donated 58 parcels of land and assisted in underwriting the



Before



After

cost of infrastructure improvements in the area.

Community Realty Management took over management of Harbour Point on October 1, 2003 and is now under the direction of Elva Gallagher, CPM®, Director of Association Management.

LORRAINE VILLAGE RECEIVES ENERGY CONSERVATION AWARD



Proudly displaying their award are Lorraine Village staff members (left to right): Arlene Swanson, Anna Maria Heyliger, Lorraine Village's Property Manager, and Makini Williams

During the SAHMA (Southeastern Affordable Housing Management Association) conference held in Puerto Rico June 7 - 9, 2010, the San Juan HUD office gave recognition to several properties in the region for exceptional community outreach and conservation efforts.

In this ceremony, HUD recognized Lorraine Village for their efforts to reduce energy used in St Croix and for "showing merit in the preservation of our planet through actions and deeds".

Ms. Sylvette A. Mendez, the Director of the San Juan HUD office, along with Robert Valetin-Guzman, Chief of Asset Management, Magaly Mendez, Senior Project Manager, and Evelyn Escobar, Project Manager presented the recognition to Steve Gould, Executive Property Manager for Lorraine Village and Pamela Monroe, Senior Vice President of CRM at the San Juan HUD office.

SHANNON NAPPI - CONTINUED FROM PAGE 1

One of the highlights of the CRM Annual Dinner Meeting is the announcement of the recipient of the Michael F. Fisher Award for excellence in property management.

The 2009 honor was awarded to Shannon Nappi, Property Manager of Newberry Estates, located in Williamsport, PA.

Shannon started her employment at Newberry Estates in August of 2002.

Prior to that, she was the supervisor for a non-emergent ambulance transport company and managed ambulance billing for 7 different ambulance services.

Shannon moved into the

Williamsport Area in 1992 with her husband after she had served 4 years active duty in the US Army.

She is the mother of a 5 and 8 year old and continues to live in the Williamsport area.

Shannon received her AHM designation in August 2003 and her ARM designation in Oct 2006. She also received her first Notary Commission in June 2006 and the Pennsylvania Real Es-



Michael F. Fisher

tate Salesperson License in 2007.

In 2007 she was recognized by the Philadelphia HUB for Most Outstanding NNC Volunteer/Staff and received a Special Award from Neighborhood Network Center in July 2009.

Newberry Estate's Neighborhood Network Center was opened in 2003 and offers a variety of programs for residents of all ages.

In 2005, Newberry Estate was selected to be a part of an outreach program through their local library where they were able to receive an entire collection of books and become a satellite library. They have added to their collection through donations and have a collection of nearly 2000 books.

Under Shannon's management, Newberry Estates became a Community of Quality in July 2007.

When you talk to Shannon she will tell you that Newberry Estates is a great place to live and work.

Congratulations, Shannon!

2009 PRESIDENT'S AWARD PRESENTED TO MARILYN AISHTON AND MIKE LYTLE

Michael Simmons, CRM President, presented the company's fourth annual President's Award to Marilyn Aishton, Occupancy and Compliance Assistant and Michael Lytle, Executive Property Manager, at the 2009 Annual Dinner Meeting.

The President's Award is given in recognition of outstanding performance, extraordinary initiative and total commitment to CRM's success.

Marilyn has worked with Suzanne Sigmund in the Occupancy and Compliance Department at CRM for the past 7 years. She is a no-nonsense employee who spends every minute of her time at CRM working on files, reporting, answering questions from the field and simply following through with assignments. Marilyn received her Housing

Credits Certified Professional (HCCP) designation from the National Association of Home Builders in 2007. Marilyn's former experience as a history teacher provides her with experience and techniques to excel in her training of others. She always has been and continues to be a very loyal and dedicated employee.

Mike has been employed at Browns Woods Apartments for the past 30 years. He was hired as a Maintenance Supervisor and then promoted to Property Manager in 1992. Mike embodies superior conceptual skills, willingness to take charge and exceptional problem solving abilities.

Mike received the Accredited Residential Manager designation from the Institute of Real Estate Management in 2000 and then in 2002 he was pro-

moted again to serve as an Executive Property Manager.

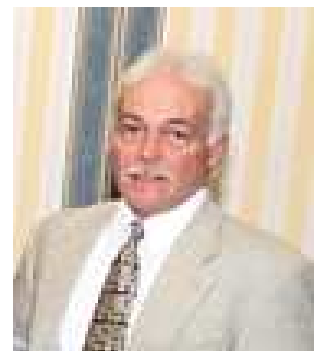
Mike is known as a person who "makes things happen" in terms of serving our residents, our clients and the company. Browns Woods and another property supervised by Mike, Wrightstown Arms, received the prestigious national industry recognition as "Communities of Quality" from the National Affordable Housing Management Association (NAHMA) and Browns Woods has enjoyed an active Neighborhood Network Program since 2000.

Lastly Marilyn and Mike both exhibit the characteristic of pride in their work and in the way CRM is represented.

Congratulations Marilyn and Mike for a job well done!



Marilyn Aishton, HCCP® of CRM's Occupancy and Compliance Department was awarded the 2009 President's Award



Mike Lytle, ARM®, Executive Property Manager was awarded the 2009 President's Award

EXCELLENCE IN MAINTENANCE MANAGEMENT "REAC"

Congratulations is extended to the following properties who received recognition from Pam Monroe, Sr. Vice President at our 2009 Annual Dinner at the Ram's Head Inn on December 11, 2009 for Excellence in Maintenance Management "REAC" during 2009:

Bright's Villa South

Christine Boyle, Property Manager

Baltic Plaza

Beverly Parys, Property Manager

Newberry Estates

Shannon Nappi, Property Manager and Francis Hagen, Superintendent

Maple Mt. Vernon

Jackie Peoples, Property Manager and Dennis George, Superintendent

Browns Woods

Michael Lytle, Property Manager and Joseph Zvolensky, Superintendent

New Hope Village

Dorothy Johnson, Property Manager and Ed Jones, Superintendent

Shalom House

Thomas Grumley, Property Manager and Lou Schultz, Superintendent

Hedgerow Apartments

Mary Daley, Property Manager

2009 EXCELLENCE IN MANAGEMENT REVIEW

Community Realty Management extends congratulations to the following properties, who received recognition from Pam Monroe, Sr. Vice President at our 2009 Annual Dinner at the Ram's Head Inn on December 11, 2009, in Galloway Township, NJ, for their Excellence in Management Reviews during 2009:

Browns Woods

Michael Lytle, Senior Property Manager

Penns Grove Apartments

J.J. McCoy, Property Manager

Delsea Village

Annette Rosado, Property Manager

Ivy Hill Apartments

Veronica Estevez, Property Manager

Lincoln Towers

Linda Persing, Property Manager

Newberry Estates

Shannon Nappi, Property Manager

Hillcrest Common

Kristina McKinley, Property Manager

Lebanon Village

Debra Kline, Property Manager

Hilltop Apartments

Jen Radecki, Property Manager

Shalom House

Thomas Grumley, Property Manager

Tarkiln Park

Deliris Denby, Property Manager

Barclay Arms

James Barclay, Property Manager

Wrightstown Arms

Michael Lytle, Senior Property Manager and Dianne Rockhill, Leasing Manager

Bright's Villa North

Christine Boyle, Property Manager

Bright's Villa South

Christine Boyle, Property Manager

Luther Acres

Antoinette Fierro, Property Manager

Mt. Carmel Gardens

Constance Jones, Property Manager

Camden Oaks

Dianna Gould, Senior Property Manager

SERVICE AWARDS

Community Realty Management extended congratulations to the following people, who received recognition from Suzanne Sigmund, Vice President of Occupancy and Compliance at our 2009 Annual Dinner at the Ram's Head Inn on December 11, 2009, in Galloway Township, NJ, for their time of service with Community Realty Management:

Eagle Ridge

Sherri Culver —10 years

Newberry Estates

Rodney Yost —10 years

New Hope Village

Ed Jones—10 years

Shalom House

Lou Shultz—10 years
David Bishop—20 years

The Greens of Pine Hill

Irvin Johnson—10 years

CRM 's Corporate Office

Elaine Paccapaniccia —10 years

Best of Life Park

Carole Gottfried—10 years

SUZANNE SIGMUND RECEIVES NAHPE DESIGNATION



Suzanne Sigmund, CPM®, HCCP®, NAHPE®, Vice President of Occupancy and Compliance

Congratulations!

Suzanne Sigmund, Community Realty Management's Vice President, Occupancy and Compliance has re-

ceived the National Affordable Housing Professional Executive (NAHPE) designation from the National Affordable Housing Management Association.

The designation is awarded to executive level professionals such as active owners, CEO's, managing agents, asset managers, and district/regional managers.

Suzanne is the 2010-2011 President of PennDelAHMA.

CRM IS PLEASED TO WELCOME THE FOLLOWING NEW EMPLOYEES

- | | | | | | |
|--|---|--|--|---|--|
| <p>Baltic Plaza
Cheryl Bradshaw
J.R. Rosado
Anatalia C. Castro
Marissa Hines</p> <p>Barclay Arms
Linda Williams
Joseph T. Moore</p> <p>Best of Life Park
Adrian P. Waynick
Michael M. Montero
Rebecca A. Hoch
Nathan T. Gray, Jr.</p> <p>Bright's Villa
Precious McNeal
Quashun Boggs</p> <p>Browns Woods
Chantae M. Oliver</p> <p>Clayton Mews
Dorothy Vicheto</p> <p>CRM Corporate
Marsha Marasco
Nikki Griffin-Thomas
Judith L. Costantino
MaryAnn T. Bond</p> | <p>Tammy Benavidez
Sara Rubins</p> <p>Eagle Ridge
Debra Nordheim</p> <p>Eagle Run
Maryanne F. Wolf
Robert G. Bowen</p> <p>Hedgerow Apts.
Charles Williams
Eric S. Tucker
Henry B. Thompson
Tony A. Jones</p> <p>Hilltop Apartments
Michael W. Waslin
John D. Tilman, Jr.
Jennifer Kearney
Towanda Dixon</p> <p>Ivy Hill
Cristino Ortiz</p> <p>Kuzuri Kijiji
Paul A. Reid
William Martinez</p> <p>Lorraine Village
Alvin E. Kentish
Dale Amos</p> | <p>Luther Arms
John D. Szaka
Palblo Santiago
Janet A. Roberts
Edgar Rios
Vincent J. Radice
Nicolau Papalexioi
Luz Celeste Oquendo
Jennifer Michaud
Pedro Medina
Jillian N. Harris
Scott A. Burr</p> <p>Maple Mt. Vernon
Antoinette M. Ealy</p> <p>Marina Del Ray
Kevin K. Walker
Dossie L. Silver
Ameera R. Dorsey</p> <p>Mt. Carmel Gardens
Natasha T. Moore</p> <p>New Brunswick
Angel Collazo
Xay Castro</p> <p>New York Avenue
J.R. Rosado</p> | <p>Ragael F. Santos
Miguel Fernandez
Marissa Hines
Kathryn Bodenlos</p> <p>New Hope Village
Scott D. Wilson</p> <p>Newport Harbour
Bobbie E. Moffett, Jr.
Cheryl Montague</p> <p>North 25 Housing
Otis L. Woods
James Williams
Yolanda Ward
Jose Villanueva
Jadeen D. Smith
Marvin C. Shaw
Mary R. Melendez
James Mack
Miguel A. MacHado
Leela Kporlor
Harold T. Kidd
Craig Harris
Brier J. Doggett</p> <p>Oakview Apartments
Stacey L. Johnson-
Samuel T. Ellis</p> | <p>Opportunities Towers & Opportunities Towers II
Nicholas M. Marino
James Clanton
Kim Owens
Rasheed Marks</p> <p>Pathway Condominium
Vasile Donos</p> <p>Penn Village
Nilda I Soto</p> <p>Rolling Hills
Jason R. Tomczak
Terrance Segnere
Rebecca K. Gabel</p> <p>Shalom House
Mark Genovese
Andre B. Druid
Nancy E. Bahring</p> <p>St. Croix Mutual Homes
Francis Justin
Corneille Amos</p> | <p>Stonebridge Run
Chance D. Carr</p> <p>Tamerlane Apts.
Gregory Gans
Cephus B. Cholopy</p> <p>The Greens at Pine Hill
Kathleen R. Stubbs
Alexis A. Stiles</p> <p>Village at Lakeview
Robert W. Owens III
Keniesha N. Leach
Jaclyn E. Garrett</p> <p>Vita Gardens
Robert Howard
Thomas Young</p> <p>Westgate I & II Apts
Karen E. Quigley
Brian G. Hopkins</p> <p>Woodbine Manor
Kelli M. Nicholson</p> <p>Wrightstown Arms
Drew Garwood</p> |
|--|---|--|--|---|--|

LINCOLN TOWERS CELEBRATES 30TH ANNIVERSARY

The Lincoln Towers Board of Directors and staff hosted the 30th Anniversary of the building with a dinner party on Sunday, October 17th, 2009.

The Anniversary celebration was held at Masser's Banquet Hall in Paxinos, Pennsylvania.

Transportation to the event was provided for

all residents and guests to and from the event.



A lovely anniversary cake decorated in fall colors was enjoyed by all of the celebration attendees

The residents and guests who attended enjoyed a banquet style dinner and drinks with live entertainment provided by "The Fobia's", a local band that plays all types of music.

Each resident received a memorable gift for the event to take home.

There were 132 people in attendance. All who attended enjoyed themselves.

Happy 30th Anniversary to Lincoln Towers!



Residents of Lincoln Towers enjoy the property's 30th Anniversary banquet at Masser's Banquet Hall on October 17, 2009.

HOPEWELL RESIDENTS CELEBRATE HOLIDAYS

Hopewell is an active and lively senior community.



Green is the color and leprechauns and shamrocks abound as Hopewell's residents celebrate St. Patty's Day



Hopewell residents decorate their Valentine's Day Tree in the lobby area

BEST OF LIFE PARK CELEBRATES MEMORIAL DAY

Best of Life Park hosted its annual Memorial Day celebration on their beautiful terrace on Sunday, May 30 with over 75 residents attending the festivities.

There was a hot dog cart serving hotdogs, sauerkraut, chips and soda.

For the resident's enjoyment there was live piano music featuring Howard Mel.

Door prizes topped off the festivities that were enjoyed by all who were present.



100% CLUB FOR 2009 AND 2010

The 100% Club is an exclusive club for properties that have achieved 100% Occupancy for an extended period of time throughout the year.

The properties who achieved 100% occupancy for 20 weeks or more for 2009 were:

- Luther Acres**—50 weeks
- Wrightstown Arms**—47 weeks
- Camden Oaks**—45 weeks
- Maple Mt. Vernon**—44 weeks
- Barclay Arms**—28 weeks
- Bright's Villa South**—28 weeks



- Green Valley**—28 weeks
- Eagle Ridge**—24 weeks
- Lincoln Towers**—24 weeks
- Shalom House**—24 weeks

- Bright's Villa North**—21 weeks
- Hillcrest Commons**—21 weeks

Already in 2010 the 100% Club is growing. At the end of June the properties that have achieved 100% occupancy for 10 weeks or more are:

- Camden Oaks**—26 weeks
- Barclay Arms**—24 weeks

- Maple Mt. Vernon**—24 weeks
- Wrightstown Arms**—21 weeks
- Ivy Hill**—18 weeks
- Mt. Carmel**—17 weeks
- Green Valley**—15 weeks
- Hedgerow Apts**—13 weeks
- Tarkiln Park**—12 weeks
- Opportunity Towers for Aging**—11 weeks
- Mullica West**—10 weeks

Community Realty Management congratulates these properties and their staffs. Their hard work and dedication continues to prove that team work and good communication provide successful communities.

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Senior Vice President
Pamela W. Monroe, CPM®

President Emeritus
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Vice President Occupancy and Compliance
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Raynece Young

Bookkeeping

Dawn M. Christopher
Linda Kotch
Beverley Saulin
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Michelle Parsons

EAGLE RIDGE HOLDS BLOOD DRIVE



The American Red Cross Mobil Unit at Eagle Ridge's Best Practice Event in May 2010.

On Tuesday, May 4, 2010 Eagle Ridge hosted our CRM Best Practice Event. The subject for this year's event was a Blood Drive co-hosted by the American Red Cross. Along with hosting the Blood Drive, clothing and household items were also donated from our residents. These items were distributed to a local Woman's Shelter.

Every resident who donated blood received a small gift from the Red Cross. Both staff members and residents donated blood.

Approximately 30 residents participated in the clothing and household items drive.

Drawings for prizes such as gift cards and certificates that were given out were donated by local businesses.

Eagle Ridge provided snacks and refreshments to all residents who attended the event. Music was provided by a local DJ for the enjoyment of all our residents. The Blood Drive Event proved to be a success for everyone involved.



Deb Neagu, Executive Property Manager and Sherri Culver, Property Manager of Eagle Ridge, greet donors at the American Red Cross Mobile unit during Eagle Ridge's Best Practice Event

WOODBINE MANOR HOLDS ANNUAL FIRE DRILL & PICNIC

Friday June 25, 2010, Woodbine Manor Apartments held their Annual Fire Drill. A flyer was sent to all residents inviting them to the park area of the property to have a hot dog and drink and enjoy each others company.

agency's service to anyone who was in need.

Woodbine Manor has 102 apartments on their property.

Property Manager, Connie Tucci felt that they had a very successful event for both the Fire Drill and picnic with 70 residents participating .

Woodbine Manor management provided brochures informing the residents on safety tips that would help make their home safer. The children came after school at 1:00pm.

The drill began at 12:00pm. The weather was beautiful and all participating had a very lovely afternoon with over 70 residents coming out and 5 staff members attending.

Ms Ramos, from P.R.A.C. came and enjoyed a hot dog with us while offering her



Woodbine Manor residents participate in the Annual Fire Drill and later enjoy the property's annual picnic



Property Maintenance Superintendent , Eli Garcia, shows off his grilling skills as he cooks up hot dogs for the residents of Woodbine Manor.



LINCOLN TOWERS CELEBRATES SAINT VALENTINE'S DAY WITH LOTS OF LOVE

Every year at Lincoln Towers "Love is in the Air", as the residents look forward to the popular party celebrating Valentine's Day.

Each February the property hosts a dinner party and crown a King and Queen of the Valentine's Day celebration. All residents in the building have the opportunity to vote for a male and female of their choice living at Lincoln Towers.

This year the King and Queen were Adolph and Dawne John. They were crowned by the 2009 winner's Linda and George Long. The new King and Queen received roses, toasting glasses and a gift certificate.

A chocolate fountain, chocolate strawberries and sweets were available along with a catered meal.

As with most of Lincoln Tower's monthly events, approximately 80 residents were in attendance, and as usual, a fun time was had by all.



Festive decorations and treats set the mood for Lincoln Tower's annual St. Valentine's Day celebration



Lincoln Tower's 2009 King and Queen, George and Linda Long crown Adolph and Dawne John, the new 2010 King and Queen of Valentine's Day



GRAND OPENING NEIGHBORHOOD NETWORK CENTER AT EAGLE RIDGE

On Friday March 5, 2010 Eagle Ridge hosted the Grand Opening of our Neighborhood Network Center.

The Neighborhood Network Center is a computer room for residents to enhance their computer knowledge by searching the web with regard to employment opportunities, education advancement and enhancement of computer skills. The center is open during business hours.

The Grand Opening's Master of Ceremonies was a key



Eagle Ridge's new Neighborhood Network Center



Deb Neagu, Executive Property Manager and Shannon Nappi, Property Manager of Newberry Estates speak to the attendees at the Grand Opening



Eagle Ridge Property Manager, Sherri Culver cuts the ribbon, officially opening the new Neighborhood Network Center

note speaker from our local Career Link Services. She spoke briefly about the benefits of learning the proper use of the computer and she was also available for questions and comments regarding the safe and secure use of the internet.

Snacks and refreshments were provided by Eagle Ridge for the enjoyment of the residents.



Refreshments provided by Eagle Ridge for the residents who attended the Grand Opening of their new Neighborhood Network Center

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Community Realty Management

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ABOUT OUR ORGANIZATION...

A full-service property management organization, Community Realty Management (CRM) specializes in the management of multifamily properties such as Low Income Housing Tax Credit, affordable housing, conventional, Rural Development Housing plus condominium, cooperative and homeowner associations. CRM is experienced in working effectively with Housing & Urban Development offices and State Housing Finance Agencies. Headquartered in Pleasantville, New Jersey, located just outside Atlantic City, the staff consists of *eighteen executives and twenty-three administrative employees*. CRM handles all functions normally associated with full-service property man-

agement. The firm has been awarded the prestigious Accredited Management Organization (AMO) designation by the Institute of Real Estate Management, and employs eight Certified Property Managers in many corporate leadership and property management positions. The firm's accounting department is supervised by a licensed CPA. CRM is also a member of many national and state associations in the real estate field. Four individuals hold the title of Housing Credit Certified Professional (HCCP) and two individuals hold the Specialist in Housing Credit Management (SHCM) representing experience and knowledge in the low income housing tax credit

program.

Community Realty Management is a New Jersey corporation organized in 1974 and engaged in the business of managing investment real estate holdings. CRM is a licensed real estate broker in New Jersey, Pennsylvania, Maryland, and Virginia. The firm is responsible for management of over *9,200 units* of housing in New Jersey, Pennsylvania, Maryland, Virginia and the U.S. Virgin Islands. Many of these properties are financed and/or regulated by federal and state housing finance agencies.



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