



FOR IMMEDIATE RELEASE

Contact:
Jim Eichenlaub, Executive Director
Apartment Association of Metropolitan Pittsburgh
Info@AAMP.us
(412) 434-5690

Apartment Association of Metropolitan Pittsburgh, AAMP, Announces its 2021 Apartment Excellence Award Winners and Pittsburgh's Best-of-the-Best Apartment Communities

Members of the Apartment Association of Metropolitan Pittsburgh gathered on July 9th at the Rivers Casino to announce this year's recipients of the 2021 Apartment Excellence Awards (AEA). The awards recognize the top rental properties in the Pittsburgh region based upon a set of criteria judged for exterior, Curb, appeal and Overall excellence of the rental community.

Sixty-five individual properties, containing a total of 11,458 rental units owned and managed by 25 member companies, entered their communities for this year's judging. The awards program offers recognition to the property owners, managers and staff of those communities that achieve the highest standards of property management. The Awards were presented to the properties that achieved a pre-determined percentage of the total points available in the entry categories. The percentage required to receive an award increased based upon the average rent of the judged property or specialty classification. Best-of-the-Best properties had to score a minimum of 98% and received the highest score within their specific class and category.

This year's event was especially gratifying as it not only celebrated 25th years of recognizing the best of apartment living in the region, but marked the return of in-person gathering of apartment professionals in congratulating the winners following the temporary suspension due to COVID restrictions.

The top area properties were recognized in two classifications: Overall Community Appeal and Curb Appeal. Independent judges visited the entered properties during a full day of judging on June 10th prior to the awards announcement. The Apartment Excellence Awards is not a competition between apartment communities– each apartment community is judged on its own merit and points are awarded based on the judging criteria for the given classification.

This event is sponsored by Apartments.com, RentPath and Touch of Color Flooring as well as other local supporting companies who work in the rental housing industry.

2021 AEA AWARD WINNERS ANNOUNCED

July 12, 2021

Page 2.

The properties receiving the AEA designation for 2021 in their respective categories are:

2021 BEST-OF-THE-BEST PROPERTIES:

Curb Appeal

Property	Management Company	Class	Specialty Category
Emory Community Senior Outreach	NDC Asset Management	Garden Apartment	Elderly Housing
Pioneer Apartments	NDC Asset Management	Garden Apartment	New Construction
Torrente Apartment Homes	Morgan Properties	Garden Apartment	
The Cascades Apartments & Townhomes	Morgan Properties	Townhouse	
The Yards at 3 Crossings	Oxford Development Co.	Multi-Story	
Commons at North Aiken	Senior Care Network	High Rise	Elderly Housing
Bridgeville Towers	Beacon Communities	High Rise	Federal Assisted Housing
Maxon Towers	Forbes Denniston Land Co.	High Rise	

Overall Community Appeal

Property	Management Company	Class	Specialty Category
Ridge Avenue Senior Apartments	NDC Asset Management	Garden Apartment	Elderly Housing
Shadyside Commons	Reinhold Residential	Garden Apartment	
Payne Hill Townhomes	AGM Management	Townhouse	
Crafton Plaza	Arbors Management	Multi-Story	Federal Assisted Housing
The Yards at 3 Crossings	Oxford Development Co.	Multi-Story	
Bridgeville Towers	Beacon Communities	High Rise	Federal Assisted Housing
Maxon Towers	Forbes Denniston Land Co.	High Rise	

2021 AEA CURB APPEAL WINNERS

Property	Management Company	Class	Specialty Cat
Emory Community Senior Outreach	NDC Asset Management	Garden Apartment	Elderly Housing
Negley Neighbors	NDC Asset Management	Garden Apartment	Neighborhood Revitalization
Pioneer Apartments	NDC Asset Management	Garden Apartment	New Construction
Torrente Apartment Homes	Morgan Properties	Garden Apartment	
Reserve at Southpointe I & II	Morgan Properties	Garden Apartment	
Shadyside Commons	Reinhold Residential	Garden Apartment	
Marquis Place Apartments	Morgan Properties	Garden Apartment	
Christopher Wren Apartments and Townhomes	Morgan Properties	Garden Apartment	
Castle Ridge Apartments	Phillips & Associates	Garden Apartment	
Hyland Hills Apartments	Phillips & Associates	Garden Apartment	
Club at North Hills Apartments	Morgan Properties	Garden Apartment	
Squires Manor Apartments	Morgan Properties	Garden Apartment	
Royal Manor Apartments	Royal Manor Properties	Garden Apartment	
Carriage Park Apartments	Dreyfuss	Garden Apartment	

Highlands of Montour Run	Morgan Properties	Garden Apartment	
Park Place of South Park Apartments	Morgan Properties	Garden Apartment	
The Docks	Morgan Properties	Garden Apartment	
The Kane	Morgan Properties	Garden Apartment	
The Waterfront	Morgan Properties	Garden Apartment	
Crescent Apartments	NDC Asset Management	Garden Apartment	
Rochester Village Apartments at Park Place	Morgan Properties	Garden Apartment	
Falconhurst	NDC Asset Management	Garden Apartment	
Catalyst Lofts	NDC Asset Management	Garden Apartment	
Stanton Highland	NDC Asset Management	Garden Apartment	
Moon Grove Apartments	ValCap Group LLC	Garden Apartment	
Nineteen North	Morgan Properties	Garden Apartment	
Stanton Avenue	NDC Asset Management	Garden Apartment	
Commons at North Aiken	Senior Care Network	High Rise	Elderly Housing
Bridgeville Towers	Beacon Communities	High Rise	Federal Assisted Housing
Towne North Tower	Marty Marra	High Rise	Federal Assisted Housing
Maxon Towers	Forbes Denniston Land Co.	High Rise	
Laurel Village Apartments	Dreyfuss	High Rise	
Webster Hall Apartments	Beacon Communities	High Rise	
AJ Demor Towers	NDC Asset Management	Multi-Story	Elderly Housing
Honus Wagner	Beacon Communities	Multi-Story	Federal Assisted Housing
The Yards at 3 Crossings	Oxford Development Co.	Multi-Story	
Devon Towers	NDC Asset Management	Multi-Story	
Lot 24	GMH Capital Partners	Multi-Story	
Brightwood Plaza Apartments	Westgate Management	Multi-Story	
The Cork Factory	GMH	Multi-Story	
1400 Main at Southpointe Town Center	AJH Management	Multi-Story	
Rivers Edge of Oakmont	Brooks and Blair	Multi-Story	
Maiden Bridge and Canongate	Morgan Properties	Multi-Story	
Highland Plaza Apartments	Beacon Communities	Multi-Story	
Nob Hill Apartments	Zaremba Management Co	Multi-Story	
The Avalon	Morgan Properties	Multi-Story	
The Pendleton at Cranberry Woods	GMH Capital Partners	Multi-Story	
Park West 205	Morgan Properties	Multi-Story	
Pleasant Hills Apartments	Zaremba Management Co	Multi-Story	
West Pointe Apartments	Morgan Properties	Multi-Story	
Chateau Perry Apartments	Zaremba Management Co	Multi-Story	
Homewood Station Senior Housing	NDC Asset Management	Multi-Story	
Serenity Ridge	NDC Asset Management	Townhouse	Elderly Housing
The Cascades Apartments & Townhomes	Morgan Properties	Townhouse	
Susquehanna Homes	NDC Asset Management	Townhouse	

2021 AEA OVERALL COMMUNITY APPEAL WINNERS

Ridge Avenue Senior Apartments	NDC Asset Management	Garden Apartment	Elderly Housing
Shadyside Commons	Reinhold Residential	Garden Apartment	
Torrente Apartment Homes	Morgan Properties	Garden Apartment	
Reserve at Southpointe I & II	Morgan Properties	Garden Apartment	
Marquis Place Apartments	Morgan Properties	Garden Apartment	
Highlands of Montour Run	Morgan Properties	Garden Apartment	
Castle Ridge Apartments	Phillips & Associates	Garden Apartment	
Royal Manor Apartments	Royal Manor Properties	Garden Apartment	
Rochester Village Apartments at Park Place	Morgan Properties	Garden Apartment	
Carriage Park Apartments	Dreyfuss	Garden Apartment	
Squires Manor Apartments	Morgan Properties	Garden Apartment	
Hyland Hills Apartments	Phillips & Associates	Garden Apartment	
Park Place of South Park Apartments	Morgan Properties	Garden Apartment	
Christopher Wren Apartments and Townhomes	Morgan Properties	Garden Apartment	
The Waterfront	Morgan Properties	Garden Apartment	
Falconhurst	NDC Asset Management	Garden Apartment	
The Kane	Morgan Properties	Garden Apartment	
Crescent Apartments	NDC Asset Management	Garden Apartment	
Moon Grove Apartments	ValCap Group LLC	Garden Apartment	
Club at North Hills Apartments	Morgan Properties	Garden Apartment	
Stanton Highland	NDC Asset Management	Garden Apartment	
Nineteen North	Morgan Properties	Garden Apartment	
Commons at North Aiken	Senior Care Network	High Rise	Elderly Housing
Bridgeville Towers	Beacon Communities	High Rise	Federal Assisted Housing
Midtown Towers	Beacon Communities	High Rise	Federal Assisted Housing
Towne North Tower	Marty Marra	High Rise	Federal Assisted Housing
Maxon Towers	Forbes Denniston Land Co.	High Rise	
Webster Hall Apartments	Beacon Communities	High Rise	
Laurel Village Apartments	Dreyfuss	High Rise	
The Venue Apartments	Nexus Real Estate	High Rise	
Crafton Plaza	Arbors Management	Multi-Story	Federal Assisted Housing
Honus Wagner	Beacon Communities	Multi-Story	Federal Assisted Housing
Noble Towers	Arbors Management	Multi-Story	Federal Assisted Housing
West Park Court	Arbors Management	Multi-Story	Federal Assisted Housing
Terminal 21	Milhaus	Multi-Story	Neighborhood Revitalization
The Yards at 3 Crossings	Oxford Development Co.	Multi-Story	
The Cork Factory	GMH	Multi-Story	
Lot 24	GMH Capital Partners	Multi-Story	
1400 Main at Southpointe Town Center	AJH Management	Multi-Story	
The Pendleton at Cranberry Woods	GMH Capital Partners	Multi-Story	
Coda on Centre	Oxford Development Co.	Multi-Story	
Maiden Bridge and Canongate	Morgan Properties	Multi-Story	

Rivers Edge of Oakmont	Brooks and Blair	Multi-Story	
Nob Hill Apartments	Zaremba Management Co	Multi-Story	
Brightwood Plaza Apartments	Westgate Management	Multi-Story	
Pleasant Hills Apartments	Zaremba Management Co	Multi-Story	
Park West 205	Morgan Properties	Multi-Story	
Highland Plaza Apartments	Beacon Communities	Multi-Story	
The Avalon	Morgan Properties	Multi-Story	
Chateau Perry Apartments	Zaremba Management Co	Multi-Story	
Homewood Station Senior Housing	NDC Asset Management	Multi-Story	
Flats on Fifth	BHHS The Preferred Property Mgmt. Co.	Multi-Story	
Serenity Ridge	NDC Asset Management	Townhouse	Elderly Housing
Payne Hill Townhomes	AGM Management	Townhouse	
Susquehanna Homes	NDC Asset Management	Townhouse	
The Cascades Apartments & Townhomes	Morgan Properties	Townhouse	

About the Apartment Association of Metropolitan Pittsburgh - AAMP

The Apartment Association of Metropolitan Pittsburgh, AAMP, was founded in 1974 as the official voice of the apartment industry in the Pittsburgh region. Today, the Association is comprised of more than 200 member companies representing apartment owners, managers, investors, financial institutions, suppliers, subcontractors, utilities, builders and developer in the multi-family housing industry.

AAMP's primary purpose is promotion and improvement of the industry through shared knowledge to build the industry; to further professionalism through education and training; to protect the interests of the industry through legislative and regulatory action; and to promote apartment living in the metropolitan Pittsburgh area.

THE APARTMENT ASSOCIATION OF METROPOLITAN PITTSBURGH IS AN EQUAL OPPORTUNITY TRADE ORGANIZATION AND ADHERES TO ALL APPLICABLE LOCAL, STAT, AND FEDERAL LAWS WITH REGARD TO ITS MEMBERSHIP, EMPLOYMENT AND ALL OTHER ACTIVITIES.