

2022-2023 Board of Director Candidates

The AAFW-NEI Board of Directors is the perfect opportunity to grow as a professional, build your peer network, and give back to the rental industry by leading and guiding the resources and services that the Association provides the membership as well as the community.

WE ASKED NOMINEES ABOUT THEIR EXPERIENCE AND THREE ADDITIONAL QUESTIONS. THEIR RESPONSES TO THE FOLLOWING QUESTIONS ARE BELOW.

1. Why are you interested in running for the Board of Directors?
2. What do you see as the major local and state issues that affect our industry?
3. List any skills or experience you possess that you feel would be beneficial to the Board.



**Joe Beier,
AAA**

E-mail: JEBeier@acg.aaa.com

*** Are you currently serving on any AAFW-NEI Committee?**

Yes, I served on the Golf Outing Committee.

1. I want to help the Apartment Association continue to be a vital resource for the Apartment Communities.
2. I feel there are a number of issues that exist; the Eviction Moratorium, Air B N B Legislation, and Maintaining Communication with Residents and Government Agencies.
3. I am a good team player who can be counted on to work independently when needed.



**Sean Christian Hartzell,
Canterbury Green**

E-mail: shartzell@goldoller.com

*** Are you currently serving on any AAFW-NEI Committee?**

Yes, I serve on the Marketing Committee.

1. I want to collaborate with the other member properties to share ideas on how we can better serve our fellow AAFW-NEI Members and their residents.
2. Currently the lack of available housing. This puts a lot of people in a unique situation to either move into an apartment for a short-term lease or abruptly terminate their lease. I also think another issue is Supply Shortages — appliances, etc.
3. I have my Certified Apartment Manager (CAM) Designation, 20 years of Customer Service/People-Related jobs, 6 years in the Apartment Industry in various positions. I also have a willingness to help others find a win-win situation.



**Nikki Gillenwater,
New Generation Management**

E-mail: nikki@kellerdev.com

*** Are you currently serving on any AAFW-NEI Committee?**

Yes, I served on the Education Committee.

1. I would like to maintain current industry changes/guidelines that will benefit and maintain high company expectations and standards .
2. I think the Eviction Process and Reasonable Eviction Prevention Standards.
3. I have 11 years of experience in Property Management. I have my Certified Apartment Manager (CAM) Designation and my Housing Credit Certified Professional (HCCP) Designation. I also have completed 2 Permanent Supportive Housing Institutes.



**Amy Jacobowitz,
Fort Wayne Housing Authority**

E-mail: ajacobowitz@fwha.org

*** Please list any other Association that you currently volunteer for:**

I have participated on the Small Agency Committee with the Indiana National Association of Housing and Redevelopment Officials (NAHRO). I have also participated on the Professional Development Committee with the National NAHRO Organization.

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Amy Jacobowitz, continued

1. I want to assist and support the Association with financial stability, applicable laws and regulations, advancing the mission, contributing to the culture, strategies focus, and effectiveness of programs offered.
2. Eviction Crisis, homelessness, employee stability, economic inequality, drug abuse, mental issues and affordable housing.
3. I have 30+ years experience in property management in many aspects of funding, leadership and team building.



**Binyaile Wilson,
The Summit at Ridgewood**

**E-mail:
bwilson@morganproperties.com**

1. I am interested in sharing ideas with other directors and committees to help shape the future of the Apartment Association of Fort Wayne.
2. I believe a major issue has been Fair Housing Education within the Industry. I also believe that there should be a more collaborative energy with all Apartment Communities in Fort Wayne.
3. I am very good with people and believe in the value of teamwork to accomplish any goals set. I am fairly new to the Apartment Industry, but I am very resourceful and have built bonds that will help me get things done. I am efficient and I look for creative and collaborative ways to solve problems.



**Patricia McKinney,
Fort Wayne Housing Authority**

E-mail: pmckinney@fwha.org

1. I have always wanted to work on a board and I feel that I would increase diversity on your board.
2. We need more affordable housing for a wide range of people including people with criminal history, poor landlord history and poor credit history. We all deserve a second chance.
3. I have 17 years of experience at the Fort Wayne Housing Authority, which includes over 1000 units and I am currently a Multi-Site Manager. I also have my certificate as a Public Housing Manager Certified Specialist, Family Self-Sufficiency Specialist and Asset Management for Public Housing.



**Alison Young,
AmRent, Inc.**

**E-mail:
alison.young@amrent.com**

- * **Are you currently serving on any AAFW-NEI Committee?**
Yes, the Community Outreach Committee.
- * **Please list any other Association that you currently volunteer for:**
 - * **Greater Dayton Apartment Association –**
Legislative Committee
 - * **Greater Cincinnati Northern Kentucky Apartment Association –**
Membership Committee
 - * **Indiana Apartment Association (IAA) –**
Communications Committee

I am also a part of the **Louisville Apartment Association (LAA)** and the **Monroe County Apartment Association (MCAA)** but I currently do not volunteer on a committee for those Associations.

1. I like to contribute to my associations in the best way possible. I feel as if I have truly grown within this organization and having a "seat" if you will, on the Board of Directors would be another wonderful chapter for me to evolve and bring more contributions to our members and community.



**Rebecca Newman,
Capri Meadows/Capri II**
E-mail: m1p077@glickco.com

1. I would like to be more active in the surrounding areas of our Association with new housing concerns. I would also like to work with the Board on solving Housing Issues.
2. I see the need for Affordable Housing as an issue in our Industry.
3. I have been in the Apartment Industry for the past 21 years.

Allison Young, continued

2. I feel there are a number of issues that exist in different lanes:

- * **Security deposits** have been the forefront of our legislators concerns for about 2 years now and I know legislation will appear for this in 2021- renters are sharing their thoughts that security deposits are too high and too cumbersome when moving; renters are asking for more options.
- * **Credit and criminal reporting** – Many states have been implementing many laws in relation to this topic where they affect everything that surrounds credit and criminal reporting – this will only continue to move like a wave across the country and yes, even in our backyard. Items on the agenda are, what tradelines can be reported, what can be
- * **Credit and criminal reporting continued** – counted against an applicant, how much a Property Management company charges for an application fee/admin fee and a receipt for the screening has to be provided...among other items.
- * **Fraud is also an issue** for according to TransUnion, 73% of property management companies identity fraud after move in. To pinpoint the #1 type of fraud, sadly to say, Synthetic Fraud accounts for 85% of identity fraud in the country. As an industry, we need to combat this issue so to prevent a lease turn-over well before the typical end of lease cycle; which of course results in a major loss of revenue not to mention the cost of the eviction.

* Lastly and although there are more to be mentioned, Covid will bring about many more challenges/issues to come. The very way we go about our day to day may never go completely back to normal. We'll need to use each other as resources for ideas, understanding, and information.

3. I am an experienced property management professional for I started as a leasing agent on a 238U property and eventually moved up to a property manager managing over 600 residential homes in Indiana (10 years total). I have interpersonal , customer service, sales and accounting skills; I am also FCRA certified. Fair Housing, credit reporting, criminal records, rental history, income verification; all of these go hand in hand with the property management industry and I feel my experience and position with a credit reporting agency definitely gives us a heads up on items relating to issues that may affect us.

**All votes that are received by 5 p.m. on October 15, 2021 will be counted.
If votes are received after the deadline, they will not be counted toward the election.**

ARTICLE VI - ANNUAL ELECTION

SECTION 1: Each year in October an election of Directors will be held by written ballot as directed by the Board of Directors. At least sixty (60) days before the ballot is sent to members, the Chairman of the Board of Directors shall appoint a Nominating Committee.

A) The Nominating Committee may review Board member applications and schedule interviews with all applicants for Board positions and may interview and consider for nomination other persons as it determines appropriate. Nominating interviews may be conducted in person, video conferencing or over the telephone, by one or more members of the Nominating Committee.

B) The Nominating Committee shall evaluate, among other criteria, potential candidates' attendance at Board or Committee meetings and the involvement and effectiveness of potential candidates in AAFW-NEI affairs.

C) The Nominating Committee shall propose incoming Directors at large from the Regular Members/Independent Owners and Associate Members based on the expiring terms of the current board. If the terms of the current President and Vice-president both expire in the same year, the Vice-president's term shall be extended by one year. In order to realign term expirations and open positions for election, the Board may, by majority vote, vote to extend a current Board member's term by one year. Any further extensions must be approved by the membership using their annual election process. The Nominating Committee may not select more than two (2) Directors from the same member company. No more than one (1) representative of each Associate Member may serve on the Board of Directors at one time.

D) Each member company or designated member representative shall have the right to vote for the incoming Directors proposed by the Nominating Committee. Election shall be by written ballot transmitted via email or in person at the October Breakfast Connection. If election is by writing, each member shall have 15 days in which to return his/her ballot via email to AAFW-NEI. The Nominating Committee shall be responsible for conducting and certifying the counting of the ballots. Incoming Directors shall be elected to a two-year term beginning on January 1 of the following year.

E) The candidates proposed by the nominating committee must receive a majority of the votes cast to be elected.

Amended September 22, 2020 by the AAFW-NEI Board of Directors