



Members of the Apartment Association of Metropolitan Pittsburgh gathered on June 16th to announce this year's recipients of the 2017 Apartment Excellence (AEA) Awards. 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.

Seventy-three individual properties, containing a total of 15,380 rental units owned and managed by 17 member companies, entered their communities for this year's judging. 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.

The Apartment Excellence Awards is an acknowledgement of excellence within the apartment industry in the metropolitan Pittsburgh area. The awards program offers recognition to the property owners, managers and staff of those communities that achieve the highest standards of property management.

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 4th 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.

Over 200 property owners, managers and other professionals attended the awards reception, which was held at the Rivers Casino at which time the 2017 AEA designees were announced.

This event is sponsored by the Pittsburgh Post-Gazette and Touch of Color Flooring as well as other local supporting companies who work in the rental housing industry.



Pittsburgh Post-Gazette

2017 Apartment Excellence Award winners

2017 AEA Curb Appeal Designees

| Property | Management Company | Class | Spec. Class. |
|--|-------------------------------|------------------|-----------------|
| Negley Neighbors | NDC Real Estate Management | Garden Apartment | |
| Churchill Square Apartments | Amore Management Company | Garden Apartment | |
| Squires Manor Apartments | Morgan Properties | Garden Apartment | |
| Pennwood Square Apartments | Amore Management Company | Garden Apartment | |
| Deauville Park Apartments | Sampson Morris Group | Garden Apartment | |
| Thorn Run Apartments | NDC Real Estate Management | Garden Apartment | |
| Hyland Hills Apartments | Phillips & Associates Dev. Co | Garden Apartment | |
| Club at North Hills | Morgan Communities | Garden Apartment | |
| Crane Village Apartments | Dreyfuss Management LLC | Garden Apartment | |
| Carriage Park | Dreyfuss Management LLC | Garden Apartment | |
| Belmont Ridge Apartments | Sampson Morris Group | Garden Apartment | |
| Chestnut Ridge Apartments | Sampson Morris Group | Garden Apartment | |
| Royal Manor Apartments | Royal Mannor Properties LLC | Garden Apartment | |
| Nineteen North | Morgan Communities | Garden Apartment | |
| North Pointe Commons | Sampson Morris Group | Garden Apartment | |
| Beacon Hill Apartments | Amore Management Company | Garden Apartment | |
| Eden Square Apartments | Morgan Communities | Garden Apartment | |
| Christopher Wren Apartments | Morgan Communities | Garden Apartment | |
| Waterford Nevillewood | Morgan Communities | Garden Apartment | |
| Castle Ridge Luxury Apartment Homes | Phillips & Associates Dev. Co | Garden Apartment | |
| Rochester Village Apartments at Park Place | Morgan Communities | Garden Apartment | |
| Waterfront Apartments | Morgan Communities | Garden Apartment | |
| Reserve at South Pointe | Morgan Communities | Garden Apartment | |
| The Residences at the Docks | Morgan Communities | Garden Apartment | |
| The Haven at Cranberry Woods | Lincoln Property Company | Garden Apartment | |
| Shadyside Commons | Reinhold Residential | Garden Apartment | |
| Edgewood Court Apartments | Amore Management Company | Multi-Story | |
| The Tuscany | Compeer Investments | Multi-Story | |
| LaVale Apartments | Sampson Morris Group | Multi-Story | |
| Maiden Bridge at Canongate | Morgan Communities | Multi-Story | |
| Fairfax Apartments | NDC Real Estate Management | Multi-Story | |
| 1400 Main | GMH Capital Partners | Multi-Story | |
| Highland Plaza Apartments | NDC Real Estate Management | Multi-Story | |
| Lot 24 | GMH Capital Partners | Multi-Story | |
| Eastside Bond Apartment Community | Morgan Communities | Multi-Story | |
| The Cork Factory | GMH Capital Partners | Multi-Story | |
| Webster Hall Apartments | NDC Real Estate Management | High-Rise | |
| The Encore on 7th | Lincoln Property Company | High-Rise | |
| Emory Community Outreach Sr. Housing | NDC Real Estate Management | Garden Apartment | Elderly Housing |
| Silver Lake Commons | SeniorCare Network | Garden Apartment | Elderly Housing |
| Lavender Heights Apartments | NDC Real Estate Management | Townhouse | Elderly Housing |

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|---------------------------------|----------------------------|------------------|-----------------------------|
| Homewood Station Senior Housing | NDC Real Estate Management | Multi-Story | Elderly Housing |
| Swissvale Towers | Crossgates Management | Multi-Story | Elderly Housing |
| Honus Wagner Apartments | NDC Real Estate Management | Multi-Story | Federally Assisted Housing |
| Bridgeville Towers | NDC Real Estate Management | High-Rise | Federally Assisted Housing |
| Falconhurst Apartments | NDC Real Estate Management | Garden Apartment | Neighborhood Revitalization |
| Sky Vue Apartment | Rise Residential | High-Rise | New Construction |

2017 AEA Overall Community Appeal Designees

| Property | Management Company | Class | Spec. Class. |
|--|-------------------------------|------------------|--------------|
| Crescent Apartments | NDC Real Estate Management | Garden Apartment | |
| York Square | Amore Management Company | Garden Apartment | |
| Negley Neighbors | NDC Real Estate Management | Garden Apartment | |
| Pine Ridge | Amore Management Company | Garden Apartment | |
| Squires Manor Apartments | Morgan Properties | Garden Apartment | |
| Stonecliffe Apartments | Amore Management Company | Garden Apartment | |
| Lindenbrooke | Amore Management Company | Garden Apartment | |
| Thorn Run Apartments | NDC Real Estate Management | Garden Apartment | |
| Hyland Hills Apartments | Phillips & Associates Dev. Co | Garden Apartment | |
| Club at North Hills | Morgan Communities | Garden Apartment | |
| Crane Village Apartments | Dreyfuss Management LLC | Garden Apartment | |
| Davison Square Apartments | Amore Management Company | Garden Apartment | |
| Carriage Park | Dreyfuss Management LLC | Garden Apartment | |
| Belmont Ridge Apartments | Sampson Morris Group | Garden Apartment | |
| Chestnut Ridge Apartments | Sampson Morris Group | Garden Apartment | |
| Royal Manor Apartments | Royal Mannor Properties LLC | Garden Apartment | |
| North Pointe Commons | Sampson Morris Group | Garden Apartment | |
| Eden Square Apartments | Morgan Communities | Garden Apartment | |
| Christopher Wren Apartments | Morgan Communities | Garden Apartment | |
| Waterford Nevillewood | Morgan Communities | Garden Apartment | |
| Castle Ridge Luxury Apartment Homes | Phillips & Associates Dev. Co | Garden Apartment | |
| Rochester Village Apartments at Park Place | Morgan Communities | Garden Apartment | |
| Waterfront Apartments | Morgan Communities | Garden Apartment | |
| Reserve at South Pointe | Morgan Communities | Garden Apartment | |
| The Residences at the Docks | Morgan Communities | Garden Apartment | |
| Heritage Hills | Amore Management Company | Townhouse | |
| Payne Hill | Amore Management Company | Townhouse | |
| The Tuscany | Compeer Investments | Multi-Story | |
| Bryn Mawr Apartments | McKinney Properties | Multi-Story | |
| Washington Gardens Apartments | McKinney Properties | Multi-Story | |
| Park View Apartments | Faros Properties | Multi-Story | |
| Maiden Bridge at Canongate | Morgan Communities | Multi-Story | |
| Fairfax Apartments | NDC Real Estate Management | Multi-Story | |
| Grandview Pointe Apartments | McKinney Properties | Multi-Story | |
| 1400 Main | GMH Capital Partners | Multi-Story | |
| Morgan At North Shore Apartments | Morgan Communities | Multi-Story | |
| Lot 24 | GMH Capital Partners | Multi-Story | |
| The Cork Factory | GMH Capital Partners | Multi-Story | |

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|---------------------------------|----------------------------|------------------|-----------------------------|
| Highland Plaza Apartments | NDC Real Estate Management | Multi-Story | |
| The Chalfont Apartments | McKinney Properties | Multi-Story | |
| Sherwood Towers | McKinney Properties | Multi-Story | |
| City View | Faros Properties | High-Rise | |
| The Encore on 7th | Lincoln Property Company | High-Rise | |
| The Haven at Cranberry Woods | Lincoln Property Company | Garden Apartment | Elderly Housing |
| Carson Street Commons | Faros Properties | Garden Apartment | Elderly Housing |
| Shadyside Commons | Reinhold Residential | Garden Apartment | Elderly Housing |
| Homewood Station Senior Housing | NDC Real Estate Management | Multi-Story | Elderly Housing |
| St. Justin Plaza | SeniorCare Network | Multi-Story | Elderly Housing |
| Swissvale Towers | Crossgates Management | Multi-Story | Elderly Housing |
| Palm Garden Apartments | Compeer Investments | Garden Apartment | Federally Assisted Housing |
| Honus Wagner Apartments | NDC Real Estate Management | Multi-Story | Federally Assisted Housing |
| Bridgeville Towers | NDC Real Estate Management | High-Rise | Federally Assisted Housing |
| May Building Apartments | NDC Real Estate Management | High-Rise | Federally Assisted Housing |
| Falconhurst Apartments | NDC Real Estate Management | Garden Apartment | Neighborhood Revitalization |
| Sky Vue Apartment | Rise Residential | High-Rise | New Construction |
| The Cosmopolitan | Morgan Communities | Multi-Story | New Construction |
| Kane at Gray's Landing | Morgan Communities | Multi-Story | New Construction |

2017 AEA Best of the Best Winners - Curb Appeal

| Property | Management Company | Class | Spec. Class. |
|-------------------------|----------------------------|------------------|----------------------------|
| Waterfront Apartments | Morgan Communities | Garden Apartment | |
| The Cork Factory | GMH Capital Partners | Multi-Story | |
| The Encore on 7th | Lincoln Property Company | High-Rise | |
| Silver Lake Commons | SeniorCare Network | Garden Apartment | Elderly Housing |
| Swissvale Towers | Crossgates Management | Multi-Story | Elderly Housing |
| Bridgeville Towers | NDC Real Estate Management | High-Rise | Federally Assisted Housing |
| Honus Wagner Apartments | NDC Real Estate Management | Multi-Story | Federally Assisted Housing |
| Sky Vue Apartment | Rise Residential | High-Rise | New Construction |

2017 AEA Best of the Best Winners - Overall Community Appeal

| Property | Management Company | Class | Spec. Class. |
|------------------------|--------------------------|------------------|------------------|
| Waterfront Apartments | Morgan Communities | Garden Apartment | |
| Heritage Hills | Amore Management Company | Townhouse | |
| The Cork Factory | GMH Capital Partners | Multi-Story | |
| The Encore on 7th | Lincoln Property Company | High-Rise | |
| Silver Lake Commons | SeniorCare Network | Garden Apartment | Elderly Housing |
| Swissvale Towers | Crossgates Management | Multi-Story | Elderly Housing |
| Kane at Gray's Landing | Morgan Communities | Multi-Story | New Construction |