

The award-winning
Beaver Tales



BEAVER STATE CHAPTER 3 — SINCE 1950

OREGON-SW WASHINGTON

April 10, 2009 — Annual Membership Meeting

>>>>> JACKPOT IS NOW \$75 <<<<<

To be eligible for the JACKPOT, you must make a lunch reservation, be a member, and be present!!

ERNESTO'S
8544 SW Apple Way
Portland, Oregon 97225
Take I-5 to 217, take Beaverton exit, east on
Beaverton Hillsdale Hwy (just west of AAA bldg)
then right into the shopping center. Lots of parking!!

Board Meeting*: 10:30 am
Meeting: 12:00 noon
Speaker: 12:15 pm

*All members welcome. Ernesto's requests that we
not arrive until 10:30 AM

Ernesto's Italian Buffet
Pizza, Pasta, Fish, Veggies,
Salad Bar, and
Non-Alcoholic Beverage
-----> \$12 <-----



ELECTRONIC
MEETING
REMINDER

Would you like an e-mail reminder for
the next chapter meeting??

CONTACT

Meeting Coordinator Kayla Gutierrez
KaylaGutierrez@epicland.com

SPEAKER: Tim Burkhardt
Senior Project Manager
CH2M HILL

TOPIC: "Greenroads Rating System:
Building More Sustainable Roads"

Meal Reservations due

May 6, 2009

Clark Co: Pam Mason
(360) 397-6118 x4376
(360) 759-5284 fax

All Others: Kayla Gutierrez
(503) 213-3974

KaylaGutierrez@epicland.com



Richard Herman

Lost \$50 because he wasn't present at
the April Meeting!!

Pam Mason won the
Bob Jones Commemorative Free
Lunch for
Bringing a Potential New Member





THE PREZ SEZ

Technology works!

Have you looked up an address in Google Maps google.com? Then you have used the most basic way we make our work more efficient. When you add the photo background, or go to street view, you have really started expanding your knowledge base of the project or property involved. But that is just a start. Go to maps.live.com to find another set of data for the same address. Go 3D for a new adventure, or check out the traffic.

Another way to research is with www.ormap.org/index.cfm where you can find tax maps for all Oregon. Try to do that for California, where I understand that some counties have not yet created electronic versions of their maps.

Another tool we could only dream of 20 years ago are the corporate GIS databases that many communities have on line. Clark County's web site at gis.clark.wa.gov/imf/ allows you to learn facts about the properties along with the maps, and even check quickly the name of the property owner. Portland uses portlandmaps.com/ as their resource, and when you visit your selected property you can view not only current zoning but also building permits that have been issued and proximity to bus routes.

Need to find a person? Yes, you can Google a person's name and perhaps get lucky, but a special search engine www.zabasearch.com/ will perhaps get you a bit closer to the right person.

One very useful site to focus on land records in Oregon and Washington is the BLM lands site. Here is where our reliance on technology becomes challenging. Go to www.blm.gov/or/landrecords/index.php and you may, or may not find a link to lands records. Over the years I have used this site, at times I have found no information but rather a message that says the site is offline. When it works, you can track the disposition of lands from federal ownership on to the time it was transferred from the federal domain. But special litigation issues have been challenging the Department of Interior web sites for many years. One of the challenges each organization faces is the reality of having the staff and funds to continually update and maintain their sites, or let this resource become embroiled in other issues.

They can disappear on us.

One more area to look at in this technology world is the world of regulation and guidance resources. Wonder what your appraiser is talking about when they talk of what USPAP allows them to do? Go to commerce.appraisalfoundation.org/html/USPAP2008/index.htm to read the current edition of the publication on line. Want to find rules, laws and interpretations relating to Federal Highway projects? Go to www.fhwa.dot.gov/realestate/index.htm and find the resources. Note that the Oregon and Washington Department's of transportation even have their right of way manuals posted on their own websites.

Most importantly, you have web sites hosted by International and by your Chapter. My most used site for IRWA irwaonline.org is the link to the directory. This is your instant contact to your friends and professionals. And the last link I wish to share is for our own website irwachapter3.org/ where you can check on when the classes are being held, as well as other key chapter information.

Our web site is under redesign and reconstruction, so you will see changes taking place. I hope you like these changes, and find the site more useful. We have been brainstorming internally, and checking out other websites externally, to develop our wish list. We want it to work for you, as it is our portal into your workspace.

Please let your officers know if there are features you would use were they on our website, and also any errors you see. It is there to help you. And if you have publicly accessible web links that help you do your job, please send them in to me. We have a page for links, and if we have submissions on "member favorites" that relate to our profession, we can add them to the page so your co-professionals can benefit.

Glenn

Carl Toland:

Region 7 Professional of Year

Behind the scenes is where Carl seems to feel most comfortable. Taking the minutes, finding the meeting places, participating in the audits, and just making our Chapter succeed. Carl missed out on a trip to Vancouver, British Columbia, to accept the award, choosing instead (and not knowing the reason he had been offered the opportunity to attend the Regional Forum on March 28 was to receive the award) to stay in Oregon as his wife and partner in IRWA many efforts, Linda, was out of town that week. He received the award at the Chapter meeting on April 10.

What are some of the efforts that were being recognized? The best way to summarize some of the achievements is to capture some of the 5-year highlights submitted by our Chapter Awards Chair, Evar Knudtson:

Carl served multiple terms of office as Chapter Secretary and as member of the Advisory Council. Carl arranged speakers, arranged meeting places, coordinated gifts and activities for Chapter 3 Educational conference. During one of the past 5 years, Carl actually missed TWO meetings, instead of making all meetings or missing only 1 of 12. Carl participated and hosted audits; attended educational conferences; and participated in activities of the Northwest Earth Institute and the Oregon League of Conservation Voters.

His employer was generally silent during this time, except for commendations on his right of way service as he retired during the first of the 5-year period of services being evaluated. But then, employer accolades generally end when retirement comes. And by the way, he did a “few” things before this 5-year evaluation period, and continued to support our IRWA as an SRWA.

Thank you Carl for your continuing work as an active member of Chapter 3!

CONFLICT MANAGEMENT LINK

How to Stay Cool in the Heat of Conflict

Quarterly eNewsletter

2nd Quarter, 2009

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Carol L. Brooks, Speaker and Author

Brain Hygiene

A healthy brain is much like a refreshed and sparkling mouth. Remember how clean your mouth felt after a professional cleaning? Oral hygiene goes beyond the care of our teeth. Its impact extends to our entire mind and body. Several researchers from the Kansas Medical Center and the University of Missouri have identified oral health problems in people with mental illness and have suggested that the cornerstone of any treatment strategy should be preventive dental education. Bacteria from an unkempt mouth not only reek like a herd of camels; those germs can slide down your throat and affect your heart. So the fix is simple: Floss, Brush, Gargle! What about preventive care for the brain? It, too, is subject to a state of unbalance that can be triggered by a bad report from a child's teacher, a doctor, a boss, Wall St., Main St, etc. Before stress grips us with dis-ease, let's consider the following brain hygiene regimen: Time Management, Integrity and Happiness.

Time Management: Usage of time shouldn't be defined as "quantity," but as "quality." It means getting the most value out of the least amount of time. It's being focused on the task at hand, not allowing distracting thoughts or interruptions to compromise the quality of time while playing with a child, coaching an employee, enjoying a good book. Time is irredeemable. We can't go back to yesterday to recoup the time lost. However, we can manage—with quality—the time we have. Be a good steward of your time. Find your purpose for today and live every minute of it.

Robert Updegraff: To get all there is in living, we must employ our time wisely, never being in too much of a hurry to stop and sip life, but never losing our sense of the enormous value of a minute.

Integrity: When you do what's right, you perform at your optimum. Integrity escorts us into a life of courage, a place of contented well-being. Doing the right thing will never fail you. So, follow your heart—make those tough choices. When you do the right thing, don't let it go unrecognized. Validate your accomplishment, say, "Good job!" Always reinforce the behavior you want to see in yourself. A life of integrity may be a steep climb, but the reward is like soaring on wings like eagles to a higher ground.

Theodore Roosevelt: In a moment of decision, the best thing you can do is the right thing to do. The worst thing you can do is nothing.

Happiness: Our body and mind weren't designed to live with the aggravation of worry. Rather, we are called to realize our potential and to become alive with happiness. But sometimes we get tangled in stress where worry robs our joy. What's the fix? Recognize that at the core of stress is fear. To rid the stress, give fear a name. Now you can better focus on a solution. Happiness is something we prepare for in our minds. Arrange your mind in the right direction. It's waking in the morning, determined to have a good day. It's putting on the garment of joy and shedding the heaviness of life. When there seems to be no way, joy paves the way for hope.

Bill Gatherd, Institute in Basic Youth Conflicts: Worry is responsibility God never intended us to have.

A Daily Brain Hygiene Regiment: Time Management, Integrity, Happiness! Are you up for the challenge?

To remove your name from our mailing list, please [click here](#) Questions or comments? E-mail us at clbrooks73@cox.net

Carol Brooks will be here, live! to present C-205 Bargaining Negotiations, October 7-8
SAVE THE DATES!

T-COEF STIMULUS PACKAGE

We have some **fantastic** news for chapter members. T-COEF (the Chapter's Own Education Foundation) has developed an economic stimulus package for Chapter 3 members. T-COEF will offer partial tuitions for Chapter 3 members to all our courses this year. For 1- and 2-day courses, Chapter 3 members need pay only \$50. For 3- and 4-day courses, Chapter 3 members need pay only \$75. *This opportunity won't come around too often, so be sure your employer knows what is happening.*

Two Special Workshops **Coming Soon for Chapter 3**

Pencil in these dates on your calendars if:

- You're thinking about earning your SR/WA or Specialty Certification, SR/WA Review with Joe Pestinger, SR/WA; Sept 18- 20 (location near Ernesto's TBD). Call Carl Toland at 503-297-8342 and let him know your status!
- Thinking about becoming a Course Facilitator? And you've got a good R/W discipline background - but [reluctantly] haven't asked, yet!

Chapter 3 plans to host a Facilitator's Clinic, July 9 & 10, led by Joe Pestinger! (site TBD, may also be near Ernesto's). Joe has a list, and you may be on it, - but call him at 253-820-0283 or email him to be sure: pestinger@earthlink.net

This is the perfect time to be a member of Chapter 3! Capitalize on your membership! These are both outstanding opportunities for Chapter 3 Members to grow your careers and professional skills! It may also be the time to introduce a co-worker to Chapter 3 IRWA membership!

April, 2009



**Focus on Credentialing:
Three things you need to know about SR/WA Designation and Certification Programs.**

NEW

Uniform Relocation Assistance Act Certification! New addition to IRWA certification program.

This new certification was developed with our Federal Partners – FHWA, HUD, FTA & FAA.

More detailed information about this certification will be available soon

Candidacy application is now a one-page Declaration of Candidacy form!

Candidacy applications no longer require Chapter PDC approval. To become a candidate a member only needs to fill it out and submit to World Headquarters along with the fee.

Candidates should verify qualifying right of way experience before submitting the Declaration of Candidacy form (see new Program Guides for more information).

UPDATES

New Program Guides and Applications are now available!

Credentialing program guides and applications are now available on the website. Use the application forms effective immediately.

[SR/WA WEBPAGE](#)

[CERTIFICATION WEBPAGE](#)

“Working through the Forms” session to be held at the Indianapolis International Education Conference in June 2009. Details below.

REMINDER

Always check for your SR/WA & Certification Programs’ recertification due date in the website through “Members/My Information” from the homepage. Courtesy notifications are e-mailed 6-12 months in advance of due date.

Attend the session “Working through the Forms” at the conference to learn how to navigate the new forms. It will be held Tuesday, June 30 at 11:00 am to 12:15 pm.



www.irwaonline.org



Mr. Francis Vicente

Credentialing Manager
Tel: (310) 538-0233 ext. 123

International Right of Way Association
19750 S. Vermont Ave. Suite #220
Torrance, CA 90502-1144

LOOKING AHEAD



MAY 2009
May 8
Chapter Meeting
Ernesto's
KaylaGutierrez@epicland.com

May 18-19
C-207, Practical Negotiations
Kari Low
Registration is still Open!

May 20
C-403, Easement Valuation
Kat Halpenny
Registration is still Open!

JUNE 2009
June 12
Chapter Meeting
Ernesto's
KaylaGutierrez@epicland.com

June 3-4
IC-200, Principals of
Real Estate Negotiations
Laura.Slye@clark.wa.gov

June 28-July 1
IRWA Annual Convention
Indiannapolis, IN_

JULY 2009
July 9-10
Facilitator's Clinic
Joe Pestinger, SR/WA
pestinger@earthlink.net

July 10
Chapter Meeting
Ernesto's
KaylaGutierrez@epicland.com

July 28
C-504, Computing Replacement
Housing Payments
D. Marty Goosey

July 29-30
Relocation Rendevous
Red Lion
Salem, OR
MartaGo@comcast.net

AUGUST 2009
August 14
Chapter Meeting
Ernesto's
KaylaGutierrez@epicland.com

SEPTEMBER 2009
September 11
Chapter Meeting
Ernesto's
KaylaGutierrez@epicland.com

September 16-17
C-803 Eminent Domain Law
Basics for ROW Professionals
D. Marty Goosey

September 18-20
SR/WA - Specialty Certification
SR/WA Review
Joe Pesinger, SR/WA
Carl Toland, SR/WA

OCTOBER 2009
October 7-8 2009
C-205 Bargaining Negotiations
Emmy.R.Jenson@ci.eugene.or.us

NOVEMBER 2009
November 3-4
C-400 Principles of Real
Estate State Appraisal
Kat Halpenny

Annual Membership Meeting

Practical Negotiations for Federally Funded Land

May 18-19, 2009 8:00 am - 5:00 pm

Ideal for both executive and entry-level professionals, this course will review the FHWA requirements that apply to negotiators, analyze those requirements in the context of individual personal negotiating style and provide practical approaches and tips to improve settlement rates for right of way acquisition. This essential course is designed for: DOT employees and other highway oriented negotiators; Land acquisition agents who have less than 5 years negotiation experience; More experienced agents desiring a refresher; and Individuals seeking improved acquisition settlement rates.

INSTRUCTOR

James H. Finnegan, SR/WA is Sr VP, Universal Field Services. Prior to joining UFS he operated his own consulting business, providing project management services. He spent over 20 years with CalTrans, holding top management positions including that of Chief Appraiser. He has been a consultant to the US OMB, providing guidance in the drafting of regulations relating to the Uniform Act. Mr. Finnegan has also testified before Congress on matters pertaining to the Uniform Act. Mr. Finnegan has held several IRWA committee positions, including the IEC, and was the 2006-2007 International President of the Association.

REGISTRATION

Register ONLY to Course Registrar, as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. **\$35 late fee for registration on day of course (full course materials may not be available).**

Register early: course may be cancelled if there are insufficient registrants 21 days before start date.

CANCELLATION

Written cancellation required. Full refund if received by Course Registrar 15 days before start of course. 75% refund if received less than 15 days before start of course. No refund after start of course, but your printed course materials will be available upon request.

LOCATION

Portlander Inn & Marketplace
10350 N. Vancouver Way
Portland, OR 08217
503 345-0300

www.portlanderinn.com

ACCOMMODATIONS

contact facility directly; mention IRWA

For course information, contact Coordinator Kari Lowe 503 316-5511 Kari.Lowe@hdrinc.com

**SR/WA & Recertification Credit
2 days (16 hours)**

Name, Last	First	Chapter 3 Member	\$20	\$
Company		Member	\$415	\$
Address		Non-member	\$520	\$
City	State	ZIP	Mandatory Facility Fee	\$30 \$
Membership Number			Total Due	\$
Phone	Email			

Make check payable to Beaver State Chapter 3 (TIN 93-6023076 — a non-profit organization)

To Register, click
or form and mail to

Course Registrar
139 Barker Avenue
Oregon City, OR 97045

Method of Payment

Check enclosed Email invoice to
M/C Visa Exp Date Sec Code
Card No.
Name on Card Billing ZIP

BEAVER STATE CHAPTER 3

COURSE 403

Easement Valuation

May 20, 2009

8:00 am - 5:00 pm

"Easement Valuation" is taught as a practical, hands-on course. Participants will learn specific methods and procedures to measure and value property before and after an encumbrance, as well as damages, if any result. This course is designed for right of way practitioners who are in the appraisal field. Topics include: The Nature of Easements, Bundle of Rights, Easements v. licenses En gross v. appurtenant, Creation/duration, Residuals and Reversion interests; The 2 Approaches to Valuation: Before and After (Federal Rule), Value of the part taken plus damages (State Rule); Steps in the Appraisal Process (State Rule); How to value the whole Larger Parcel, When the taking is typical of the whole, When the taking is not typical of the whole, How to value the part taken, Use of paired sales, The Three R's; Damages, Severance, Cost-to-cure, Change in highest and best use, Increased cost of operation, Restraints upon future development; How to Value Temporary Easements; Appraisal of Special Easements, Scenic, Slope, Flood, Flowage, Air rights, Others.

FACILITATOR

James H. Finnegan, SR/WA is Senior Vice President, Western Division, of Universal Field Services, Inc. He previously operated his own consulting business, providing project management services. Mr. Finnegan spent over 20 years with the California Department of Transportation, having held several top management positions including that of Chief Appraiser. He has been a consultant to the U.S. Office of Management and Budget. Mr. Finnegan has also testified before Congress on matters pertaining to the Uniform Act. Mr. Finnegan has held several IRWA committee positions, including having served on the Association's International Executive Committee, and was the 2006-2007 International President of the Association.

REGISTRATION

Register ONLY to Course Registrar, as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. **\$35 late fee for registration after April 30 (full course materials may not be available).**

Register early: course may be cancelled if insufficient registrants 21 days before start date.

CANCELLATION

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LOCATION

Portlander Inn & Marketplace
10350 N. Vancouver Way
Portland, OR 97217
503-345-0300

ACCOMMODATIONS

Participants are responsible for securing their own hotel accommodations for this class.

COURSE TUITION

Participant's Manual is included. Bring a hand-held calculator.

PREREQUISITES

It is highly recommended that participants successfully complete IRWA Course 400 "Principles of Real Estate Appraisal", or equivalent, prior to attending this class.

CREDITS

SR/WA & Recert.: 1 day (8 hrs)
IRWA: 1 day (8 hours)
AQB: 8 hr CE/E, 7.5 hr CE

For course information, contact Coordinator Kathryn L. Halpenny 503-731-8426

kathryn.l.halpenny@odot.state.or.us

Name, Last First
Company
Address
City State ZIP
Membership Number
Phone Email

Chapter 3 \$20 \$
Member \$265 \$
Non-member \$330 \$
Facility Fee* \$30 \$
Total Enclosed \$

*Mandatory

Beaver State Chapter 3 (TIN 93-6023076) is a non-profit organization

To Register, click
or form and mail to

Course Registrar
139 Barker Avenue
Oregon City, OR 97045

Check enclosed
M/C
Card No.
Name on Card

Method of Payment

Email invoice to
Exp Date

Visa

Relocation Rendezvous II*

*another interactive experience

July 29-30, 2009

8:00 am - 5:00 pm

A relocation event designed **by** relocation specialists **for** relocation specialists. Crammed with practical knowledge and advice about real-life problems encountered in the field. Bring your own thorny issue or pet peeve and either submit it anonymously or discuss it in interactive sessions with experts from across the US. We promise there will be no canned readings of the regulations or PowerPoint presentations. We do promise there will be stimulating and relevant sessions with an opportunity for everyone who wishes to discuss their issues. Held in the heart of the Oregon wine country, with the Oregon coast and summer skiing on Mt. Hood nearby, this is a great vacation spot for the entire family.

GUEST EXPERTS *(partial list)*

AI House, Alan House & Associates

Glenn Bridger, HDR Engineering, Inc.

Gerald Cain, Land Acquisitions, Inc.

Brad Thomas, Pharos Corp.

Martyn Daniel, M. Daniel Cons.

Dennis Johnson

Rick Etter, FAA

Lou Schwab, Universal Field Services

Marta Goosey, GraGoose Consultants

Hunter Manson, NW Relocation Consultants

Dave Leighow, FHWA

Joan Morgan, HUD

REGISTRATION

Register ONLY to Course Registrar, as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. **\$25 late fee for registration on day of course (full course materials may not be available).**

Beaver State Chapter 3 (TIN 93-6023076) is a non-profit organization

SR/WA & Recertification

credit pending

CANCELLATION

Written cancellation notice required. Full refund if received by Course Registrar 15 days before start of event. 75% refund if received less than 15 days before start of event. No refund after start of event.

LOCATION

Red Lion Hotel
3301 Market St., NE
Salem, OR 301
503 370-7888
desk@redlionsalem.com

ACCOMMODATIONS
contact facility directly; mention IRWA

Airport Shuttle: www.hutshuttle.com

For course information, contact
AI, Glenn, Marta
Terri, or Carol

Name, Last	First	Member	\$185	\$
Company		Non-member	\$260	\$
Address		Facility Fee*	\$30	\$
City	State	ZIP	Total Due	\$
Membership Number				*Facility Fee is mandatory *
Phone		Email		

To Register, click
or form and mail to

Course Registrar
139 Barker Avenue
Oregon City, OR 97045

Check enclosed
M/C
Card No.
Name on Card

Method of Payment

Email invoice to
Visa Exp Date

HANNA, McELDOWNEY & ASSOCIATES

Right of Way Services

Roger D. Hanna

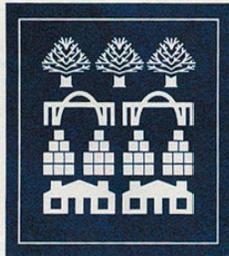
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Certified General Appraiser

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Beaverton, Oregon 97005

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FAX: 503/352.0402
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Jay J. DeVoe, MAI, SR/WA
Certified General Real Estate Appraiser

J.J. DEVOE & ASSOCIATES

Real Estate Appraisal and Consulting

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503 439-9423**Historian**

Vacant

Local Public AgencySteve Hansen, SR/WA
steve_hansen@co.washington.or.us
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