

The Award Winning Beaver Tales



May 2012

Newsletter for Beaver State Chapter 3 serving Oregon and SW Washington since 1950

If Seinfeld's soup nazi was running Chapter 3 he'd say;

No Lunch for You!

Instead of our normal monthly lunch, we look forward to our first dinner event in a while for those who have registered to attend the May 10th Education offering and installation banquet. We still have room for the legal update from 3:00-5:00 pm. You can register at the door for IRWA recertification credit. We have limited space for the dinner and installation event, which will begin at 6:00 pm. If you want to attend the dinner please contact Shannon Fish at 503.644.3436 or shannon@rowainc.com to see if seating is still available. **See Page 4 for more details.**

For those suffering Ernesto withdrawal, we will resume our regular scheduled general meeting on Friday June 8th. Look for more details in the June newsletter.

2012 -2013 Chapter 3 Officers

President



Jim Lingeman,
SR/WA

President Elect



Matt Gossett

Vice President



Regina Thompson,
SR/WA

Treasurer



Shannon Fish

Secretary



Ken Hoffman

IRWA Chapter 3

May 10th
A Legal Update
Education and Instalation
Dinner

April 13th
Prize Drawing Results

Roxanne Harrison was *not present to win the \$200 jackpot drawing.*

Steve Planchon won the attendance free lunch. *Congratulations!*

Potential New Member Lunch Winner was *Lee Enger.*

June Lunch
Jackpot is \$250
Good Luck!

IRWA REMINDERS

Education Conference
Seattle, WA
June 10-13, 2012

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It's all about attitude! I subscribe to Success Magazine and have read or listened to cd's of "The Secret" by Rhonda Byrne, or "Think and Grow Rich" by Napoleon Hill. Wikipedia described "Think and Grow Rich" as motivational development. In these economic times, I think it is imperative that we take an "attitude" reading and find ways to stay out of the gloom and doom game so prevalent everywhere we turn.

I got to thinking about this after I checked in on a friend the other day. When asked how things were, like usual, she went on about how the world is coming to an end, "just waiting for it to happen". I understand her company is hanging on by a thread but she still is employed, even if part time. However, she is fortunate and has so much going for her financially as well as personally. She owns about 12 rentals and though a single mom, she spends hours helping her son with his homework. She says she is a lousy mom. She owns a beautiful home full of art pieces she has travelled far and wide to collect and all of this as a single parent. Now what is wrong with this picture?

I have mentioned before the importance of becoming active in networking within your professional industry. The contacts that you make in a particular job market, organization or industry will give you the ability to market yourself in the case you experience a slow down in employment. That same networking can also help you when you might need an "attitude" adjustment, i.e., support from your peers.

Success Magazine has wonderful articles, like the March 2011 "A Better Way to Motivate, Daniel Pink asks managers to get personal ... and then back off." "Small Steps Equal Big Success, when it comes to big goals, small steps matter most," in the Success for Teens article of the month. There are articles by John C. Maxwell every month, this one on leadership, "Winning the Big Challenge, the bigger the challenge, the more you need to develop a team," based on developing leaders.



The other two I mentioned, "The Secret" and "Think and Grow Rich" have to do with the direction your thinking takes. It is the old, "what you think about you bring about" concept. My friend is clearly not thinking positive thoughts and could benefit from stockpiling reading material, cd's, iPod apps and anything else she could get her hands on regarding "up-ping" her attitude, vs. stockpiling food, ammo, stress, and living in fear and depression. In today's market, in today's world, don't you agree we need to read at least a half hour each day something that will lift us up, something we can use to put out positive energy to the world?

How do you plan on living your life? Shouldn't we surround ourselves with like minded people sharing their expertise, selfless contributions, networking, and here comes another plug, getting active in Beaver State Chapter 3, IRWA in any way you possibly can? It will benefit you and your associates in a field that we share in some way or another, and it will trickle down to how you look at your life. As for my friend, I can only hope to continue to be there for her and be an example for living my life "out loud" with the best attitude that I can drum up by continuing to read Success magazine and others like it.

Dawnneen

"Member Spotlight"

Jo Ellen Jarvis, MAI
Chapter 3 Valuation Chair

In Jo Ellen Jarvis' case, it's ironic that a woman who deals so frequently in square feet has two of them that are anything but.

Jarvis, who runs her well-regarded appraisal firm out of her home in Washougal, WA, gets her kicks as a ballroom dancer. And in that funtime world, she will admit that the sobriquet of "twinkle-toes" is twice applicable.

Not only do she and her husband and dance partner Roger make their tootsies and all body part north of them fly, flex and flash in tandem, but basic to her ballroom dress is the rhinestone, which obviously adds dazzle to their performance razzle.

"My alter ego is a competitive ballroom dancer," Jo Ellen says. "Roger is a professional dancer and we travel around the country competing in waltz, foxtrot, quickstep, and my favorite 'the tango.' I love the dancing, love the shiny rhinestones (I guess I'm part crow), and love getting my exercise as a by-product."

When not partnering Roger, Jarvis has become a frequent partner for other elements of the Right of Way process, public agencies at numerous levels, engineering companies and land acquisition consultants. Yet, her success, one might observe, began with a massive failure.

"I graduated from the University of Texas at Austin in 1988, with a BBA in Finance and Real Estate and a BA in Economics," she says wryly. "I managed to get a finance degree just as all the Savings and Loans went under in Texas in the late 1980's."



Roger and Jo Ellen Jarvis



Jo Ellen Jarvis, MAI

Jo Ellen recalls that as a result of her timing – which obviously is vastly different on the dance floor – "my options were to go home and work for my Dad (who's a great Dad and in hindsight could have taught me a lot), or go through the want ads."

She found one want ad that seemed a remote fit, for a researcher at an appraisal company. "I had one appraisal class in college," she says. "I remembered I got an A in it, so that must be my calling. Actually, I was just thankful that I didn't have to ask my Dad for a job. As it turned out, I liked appraising a lot."

While the S and L disaster turned out to be a break for the former Longhorn, the trail to success kept taking fortunate turns, starting with her move to Oregon after about a year in appraisal work. She got a job with a small company ("just the owner and I") doing both commercial and residential appraisals.

...continued on page 13

April Meeting

Our thanks to Everyone Participating in our impromptu brainstorming session. A ton of great Ideas were shared... Get ready, we have some exciting times ahead.



No General Meeting, Friday May 11th

The Chapter has decided to forgo our Friday Lunch meeting due to the Education Event and Installation Dinner Meeting.

Chapter 3 is Proud to Present

A Legal Update – What is New in Condemnation

May 10, 2012, Who Song & Larry's, Vancouver, WA

Our Legal Panel will include...

Cynthia Fraser – Garvey Shubert Barer,	Jackie Margeson - BPA Legal Counsel,
Paul Sundermier - Retired OR State Senior	Amanda Phily - WA State Assistant Attorney
Assistant Attorney General, now in private	General
practice	

3 - 5pm Seminar Only Cost \$40.00 (Recieve 2hrs of Recertification Credit from IRWA)
non-alcoholic beverages will be available

5 - 6pm Social Hour

Appetizer Buffet: chicken flautas, mini-chimichangas, mexican buffalo wings, vegetable tray, chips & salsa, seasonal fresh fruit tray, non-alcoholic beverages No-Host Bar available

6 - 8pm Banquet & Installation of Officers Cost \$25.00

Dinner Buffet: Steak Picado & Pollo Asado (Grilled Chicken), mexican caesar salad, cheese enchiladas, rice, refried beans, sweet corn cake, warm tortillas, chips & salsa, guacamole, fresh vegetable tray, seasonal fresh fruit tray, non-alcoholic beverages No-Host Bar available



EDUCATION CONFERENCE

SEATTLE

JUNE 10-13, 2012

Seattle Westin
1900 Fifth Avenue
Seattle, Washington, 98101, US
Tel: 1-206-728-1000
www.westinseattle.com

Conference Dates:
Sunday, June 10, 2012 – Wednesday, June 13, 2012

Registration Rates (all rates are listed in US \$):

	By March 23	March 24 – May 11	After May 11
Member – Full Registration	\$475	\$575	\$650
Non-Member – Full Registration	\$575	\$675	\$750
Daily Registration (per day)	\$200	\$225	\$250
Companion	\$250	\$250	\$300
Youth (under 18)	\$40	\$40	\$50

Education Courses for 2012!

May 10

Legal Update - Mini Seminar

Facilitator: Panel of Legal Experts
Site: Who Song and Larry's, Vancouver, WA
Coordinator: Lori Hathaway

May 15-16

C-400

Principles of Real Estate Appraisal

Facilitator: Jeff Swango, SRA, SR/WA, R/W-AC
Site: Radisson, PDX
Coordinator: Seth Hemelstrand

July 17

C-603

Understanding Environmental Contamination in Real Estate

Facilitator: Fred Walasavage
Site: Radisson, PDX
Coordinator: Lori Hathaway

July 18

C-604

Environmental Due Diligence and Liability

Facilitator: Fred Walasavage
Site: Radisson, PDX
Coordinator: Lori Hathaway

September 14

C-802

Legal Aspects of Easements

Facilitator: Dan Beardsley, SR/WA
Site: Radisson, PDX
Coordinator: Dan Benson

Make sure to check periodically www.irwachapter3.com for any course updates or changes to the course schedule.

If you have any questions regarding future or current education courses you may reach Lori at lhathaway@ufsrw.com or by phone at 503-399-8002.

C-400 Principles of Real Estate Appraisal

May 15-16, 2012

* PLEASE NOTE: To ensure proper registration & credit, if registering for someone other than yourself, you MUST use their log in information.

Or, to mail or fax:

Course Registration Form (U.S.)

Course Registration Form (Canada)

Sign Up Now

Start Date: 05/15/2012
 End Date: 05/16/2012
 No. of Days: 2 days
 Course Level: Beginning
 CEU Credits: 16.00
 Class Time: 8:00 a.m. - 5:00 p.m. daily
 Tuition: Member: \$450.00 (includes \$35 facility fee)
 Non-Member: \$555.00 (includes \$35 facility fee)

Sponsored By: Chapter 3

Course Description:

This course introduces the principles of real estate and real property valuation to the participants. It is also a refresher course for the experienced right of way professional who would like to enhance his or her appraisal abilities.

At the conclusion of this two-day course, participants will be able to: Express an understanding of basic real estate terms and principles, Demonstrate a basic knowledge of the valuation process and its components, Discuss the definitions of and steps in each of the three approaches to value (cost, sales comparison and income capitalization), Solve problems that show an understanding of the three approaches to value, In addition, two case studies (residential and commercial) will be utilized throughout the course.

FACILITATOR:

Jeffrey D. Swango, SRA, SR/WA, R/W-AC is a certified general, senior real property appraiser with the Real Property Services Dept. of Pima County in Tucson. A third generation appraiser, he earned a Bachelor's degree from the University of Arizona in 1990 and has been appraising for 18 years, 11 of which were in private practice in family run appraisal company begun in 1959 by his grandfather, Vern W. Swango, MAI, SRA, CRE and continued by his father Dan L. Swango, Ph.D., MAI, SRA, CRE, FRICS. Regular assignments include right of way appraisals for a variety of properties throughout the county including single family residences, land, and commercial parcels, review appraising, and budget projections. Jeff has authored several articles that have appeared in Right of Way magazine and other related professional appraisal publications. He enjoys the tremendous variety and the more difficult assignments where theory and methodology are often challenged.

Who should take this course

This course is ideal for new appraisers, for individuals contemplating entering the appraisal field and for experienced appraisers in need of a refresher course.

COURSE COORDINATOR:

Seth Hemelstrand
 P.O. Box 2354
 Salem, OR 97308-2354
 Phone: (503) 399-8002
 Fax: (503) 399-8003
 Email: shemelstrand@ufsrw.com

CLASS LOCATION:

Radisson Hotel Portland Airport
 6233 NE 78th Court
 Portland, OR 97218
 Phone: (503) 408-3672

ACCOMMODATIONS:

Please contact the Course Coordinator for suggestions regarding local hotel accommodations.



IMPORTANT IR/WA FACILITATOR REQUIREMENTS

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Delaware Department of Transportation

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Consumers Energy Co.

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Atkins

Region 7

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HDR Alaska, Inc.

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Glenn Winfree, SR/WA, R/W-NAC, R/W-EC
Duke Energy Carolinas, LLC

Valuation

Randy L. Seale, MAI
Allen, Williford & Seale, Inc.

ANNOUNCEMENT REGARDING FACILITATOR RECERTIFICATION

At its June 11, 2011 meeting, the IRWA's International Governing Council approved changes that will affect your status as a facilitator.

Effective July 1, 2012, you will be required to:

- Sign a Facilitator Agreement with the IRWA. (The agreement has yet to be written.). It will reference and incorporate a New Facilitators' Policy Book that is also now being written;
- Attend and pass either Course 219, Introduction to Presentation, Instruction, and Facilitation, or the Facilitator Clinic before June 30, 2012; and
- Complete continuing education **every five years** by attending and passing either Course 219, Introduction to Presentation, Instruction, and Facilitation, or the Facilitator Clinic. (It's your choice which course you want to take unless the International Professional Development Committee (IPDC) specifically directs you to attend the Facilitator Clinic.) This is a separate requirement for all IRWA facilitators and the course can also apply to continuing education for your SR/WA designation or certification.

Course 219, Introduction to Presentation, Instruction, and Facilitation, is currently scheduled to be presented in Seattle in conjunction with the Annual Conference in June, which will allow you to promptly fulfill this new Facilitator requirement. It will also be offered in additional locations later this year. The new Facilitator Clinic will also be offered later this year.

INTERNATIONAL RIGHT OF WAY ASSOCIATION

19210 S. Vermont Ave., Building A, Suite 100, Gardena, CA 90248
Tel: (310) 538-0233 Fax: (310) 538-1471

www.irwaonline.org

DEADLINE IS JULY 31, 2012

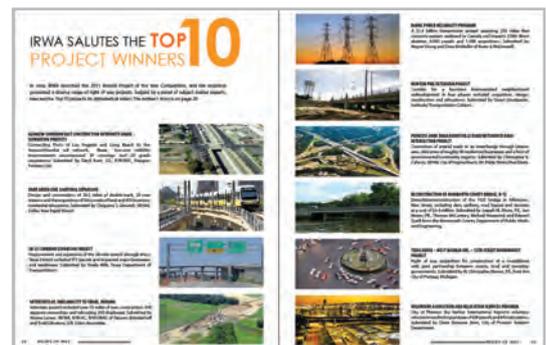
Project of the Year Competition

Showcase your project and get national media exposure!

Everyone has an interesting project story. This is the ideal time to tell yours.

The winner receives:

- Right of Way Magazine cover photo
- Feature article in November/December issue
- Three 2013 conference registrations
- Recognition at conference awards ceremony
- News media coverage
- Customized press release



Submission Guidelines

Deadline is July 31, 2012

In a word document, describe your project using the four categories noted below. Include as many details as possible to help differentiate your project from the other entries.

Include these categories in your project entry:

- 1) **Describe the team.** Outline how the project team was assembled, which right of way categories were involved, any special training or processes needed and your specific role.
- 2) **Give the facts.** Provide details about the budget, where funding originated, why the project was needed, how the schedule was established and who the project will benefit.
- 3) **Explain your three biggest challenges.** Identify the top three unique challenges you faced and describe how you were able to mitigate or overcome them.
- 4) **Detail the deliverables.** Explain why this project is important, to whom and your role in achieving the budget, schedule and/or expectations.

Projects that rank in the Top 10 will receive news media exposure and editorial coverage in Right of Way Magazine.

Whether your project is in the works or already completed, any project with a right of way component is eligible. If you entered your project in a previous competition, you can re-enter it using the new criteria.

On your cover sheet, please include the project name, your name, your company/agency and your email and phone number. Your entry can range anywhere from 1,200 to 3,000 words (not including visual attachments and captions). All submissions will be acknowledged by email confirmation. If you have any questions, please send them to magazine@irwaonline.org.

Three Ways to Submit:

Email to: magazine@irwaonline.org

Fax to: (310) 538-1471

Mail to: Right of Way Magazine
Project of the Year Competition
19210 S. Vermont Ave.
Building A, Suite 100
Gardena, CA 90248

Jarvis Appraises Process to R/W A/C

Newsletter III

I've been sharing with you the steps to obtaining the R/W A/C designation from IRWA for the past two months. In April I attended course number 421 - "The Valuation of Partial Acquisitions", which is a requirement prior to submitting an application for designation.

The course I attended was in Austin, Texas and lasted four days. I passed the final exam and received 32 hours of continuing education, which is useful not only for IRWA designation but also for renewing my general real estate appraiser certification with the States of Oregon and Washington.

"The Valuation of Partial Acquisitions" is the meat and bones of the specialized education needed to competently do partial acquisition appraisals. There are very few courses that offer this kind of focus, or this level of detail. As described by IRWA: "This advanced course for the experienced appraiser deals with the special problems of the valuation of partial acquisitions, both fee and easement. The participant will learn various accepted appraisal methods in order to best determine the approach that is needed in any particular situation".

The class was small with only 12 participants. To my surprise eight of my fellow classmates were not appraisers, but worked in the Acquisition and Relocation fields. I have incredible admiration for each of them, as they were baptized into the field of Right of Way appraisal by fire. The first two days covered what took me years to understand. By day 3, we were deep into the valuation of easement acquisitions, as well as allocating values for an interim use. The material is not for the meek, but everyone managed to get the basics, and my fellow appraisers and I were getting to some really good material. Friday was fun, as we talked about litigation, what you need to know, who the players are, and what their roles are. A little bit of role playing, and then a review for the test.

Now I'm looking forward to taking some classes in related fields, as well as attending seminars at the Seattle Conference.

Next month, I'll fill you in on some of the highlights of the class material. But in the mean time, what do you suppose an S.O.B. would be to a Texas appraiser? Find out next month.

Jo Ellen Jarvis
Valuation Chair

**Beaver State Chapter 3, International Right of Way Association
Board Meeting Minutes for April 13, 2012
Ernesto's Restaurant – 8544 SW Apple Way, Portland, Oregon**

Call to Order: President Dostert called the meeting to order at 10:43 a.m.

Determination of Quorum: Secretary Matt Gossett, determined that a quorum was present with proxies.

OFFICER AND MEMBERSHIP REPORTS

Approval of March 9, 2012 Minutes: A motion to approve the minutes with changes was heard and seconded.

President's Report: No report given.

Vice President's Report: No report given but Matt Gossett praises Regina Thompson's efforts in lining up quality speakers for the Chapter.

President-Elect Report: Jim Lingeman states that the Chapter will have an engagement on Thursday, May 10, 2012 from 3 to 5 pm at Who Song & Larry's Restaurant located at 111 SE Columbia Way, Vancouver, WA. The title of the event is "A Legal Update: What is New in Condemnation Law" which is featuring Cynthia Fraser, Jaci Margeson, Amanda Phily and Paul Sundermier.

Secretary's Report: No report given.

Treasurer's Report: Jim Lingeman gives his report.

A motion was heard to approve the report suggesting a change from "accrual" to "cash" basis and seconded .

Education Report: No report given.

Membership Report: Dan Benson gives his report. Aaron D. Amick of Amick Consulting, LLC and Carol Windsor of HDR Engineering have paid their dues for membership.

The latest numbers for Chapter membership total 192 members.

A motion was heard to accept the membership candidates, and seconded. Unanimous approval.

Professional Development: No report given.

OLD BUSINESS:

Operating Manual Update: Tabled until next meeting.

Survey Monkey: Regina Thompson has prepared a survey which should be going out soon.

Spring Forum: Jim Lingeman speaks about a few of the topics which were discussed at the recent Spring Forum held in Spokane, WA.

The Board will not hold a meeting on the 11th of May. A short Board meeting will be held on the 10th of May just prior to the event in Vancouver.

NEW BUSINESS:

Officer Slate: A list of Officers and Committee Chairs was circulated for the April board meeting.

COMMITTEE REPORTS:

None given.

ADJOURNMENT: President Dostert, adjourned the Board meeting at 11:22 PM.

Luncheon Speaker: The original luncheon speaker was unable to attend the meeting so instead, President Dawneen Dostert and Jim Lingeman held a brainstorming session with the luncheon attendees on a number of topics.

Jackpot: Roxanne Harrison would have won the \$200 jackpot today but was not in attendance to win.

Leigh Enger won a free lunch for bringing in a new potential member.

Steve Planchon won the free lunch drawing.

Respectfully Submitted,
Matt Gossett, Secretary,
IRWA Beaver State Chapter 3

IRWA ~ Young Professionals Event ~ June 8 - 10, 2012



The Westin Seattle

1900 Fifth Avenue

Seattle, WA 98101

(206) 728-1000

www.westinseattle.com

This group is composed of individuals 30 and under in the right of way industry. The event was created specifically for this group to assist in the continued learning, leading among other professionals, and advancing in your careers.

If you have any questions about this event, please contact Jade Yoong, Meetings and Events Manager, (310) 538-0233 Ext 146.



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Special Thanks

Very special thanks to Paula Karavanich, Right of Way Associates for providing her wonderful expertise in accounting to our Chapter. She has played a huge part in placing our chapter books on QuickBooks online and supplying the board with a very detailed reporting system. Many thanks to you Paula for all your hard work.

Additionally, thank you to David Feinauer, Right of Way Associates for donating Paula's time to our Chapter.

Congratulations to New Chapter 3 Member Carol Windsor



Member Spotlight Continued...

The small business owner was Ralph Olson, MAI. "He was my boss, but he was also a great mentor," Jarvis says. "He encouraged me to get my MAI."

She did get her MAI in 1992, and then started her own company (Jarvis Appraisal Co.) two years later, and says she was helped greatly, "by several other kind appraiser souls along the way."

One was Dean Potter, who happened to sit next to her during a condemnation course she took for continuing education in early 2000. "Little did I know how lucky I was that week," Jo Ellen says. "Dean is one of the most knowledgeable appraisers I know, and was kind enough to take me under his wing as I got into Right of Way appraisal. I've also been lucky enough to work with Marta Goosey who has helped me to understand how relocation agents and appraisers work together."

Jarvis ultimately got immersed in IRWA, and notes her involvement, "has opened up a whole different level of experiences with right of way professionals, and has given me a lot of opportunities to learn more about this field, and meet knowledgeable people that work in all aspects of public project acquisition. I also found out they're a fun group. I'm still pretty new to the organization (about two years now), but found out if you jump in, there's a lot of people willing to catch you."

She and Roger have a home up in the hills of Washougal. "We've been working on our 'fixer' house for about three years. We're on the ten-year plan. Our next door neighbors are horses, and we have lots of doggie friends that come and visit our baby Hercules. My office is in our daylight basement, and I have two great employees, Francine Dennis and Amber Tan that keep me on track."



Jo Ellen and her doggie friends

Dates & Events

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	1 May Newsletter Information Deadline	2	3	4	5
6	7	8	9	10 Legal Update & Installation Dinner Vancouver, WA	11 NO IRWA CH 3 General Meeting Today	12
13	14	15 C-400 Principles of Real Estate Appraisal Portland, OR	16	17	18	19
20	21	22	23	24	25	26
"Public Works: Creating a Lasting Impression" (APWA) National Public Works Week						
27	28 June Newsletter Information Deadline	29	30	31	1	2
3	4	5	6	7	8	9

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MAY

- 1** May Newsletter Information Deadline
- 10** IRWA Chapter 3 Legal Update & Installation of Officers Dinner
- 11** No IRWA Chapter 3 General Meeting Today
- 15,16** C-400 Principles of Real Estate Appraisal Facilitator: Jeff Swango, SR/WA Location: Radisson, PDX
- 20-26** APWA National Public Works Week Creating A Lasting Impression
- 28** June Newsletter Information Deadline

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28 June Newsletter Information Deadline	29	30	31	1	2
3	4	5	6	7	8 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	9 IRWA Young Professionals Event June 8-10
10	11	12	13	14	15	16
"IRWA: EDUCATION CONFERENCE" SEATTLE, WA JUNE 10 - 13						
17	18	19	20	21	22	23
24	25	26	27	28	29	30
1	2	3	4	5	6	7

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JUNE

- May 28** June Newsletter Information Dead-
- 8** IRWA Chapter 3 Board Meeting and General Meeting at Ernesto's
- 8-10** IRWA Young Professionals Event Seattle, WA
- 10-13** IRWA Education Confrence Seattle, WA

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