

The award-winning
Beaver Tales



BEAVER STATE CHAPTER 3 – SINCE 1950

OREGON–SW WASHINGTON

September 12, 2008 – Chapter Lunch Meeting

>>>>> JACKPOT IS NOW \$500 <<<<<

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

EWEB Building Board Room
500 E. 4th Avenue
Eugene, Oregon 97401

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

From I-5, take Exit 194B; proceed west on I-105 to first exit ramp. Keep left to City Center; go through two traffic signals and over the Willamette River to an immediate right turn on East 3rd Ave. Turn left on Mill Street to the main EWEB building on 4th Avenue (minimal parking available), or go one block further west to 4th and High Street and turn left to the 5th Street Market to find parking. There is complimentary three hour parking for 5th Street Market between 4th and 5th, located just north of the railroad tracks.

Catered Buffet

-----> \$12 <-----



**ELECTRONIC
MEETING
REMINDER**

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

CONTACT

Meeting Coordinator Monica Stafflund
mastafflund@bpa.gov

SPEAKER: John Henry Brown, MAI, Broker
Evans Elder & Brown, Inc.

TOPIC: Communicating with Brokers — John will discuss keeping the channels of communication open between the Broker and the 'Seeker of Information' (appraiser, property manager, government representative, buyer, etc.) to maximize the benefit for each party to a transaction. Ideas for how to assure that the information received is current, unbiased, accurate, relevant and complete. John will speak to the mutual benefits to be achieved from the point of view of both an Appraiser and a Broker.

**WE'RE IN EUGENE
THIS MONTH!**

**Meal Reservations due
September 10, 2008**

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

All Others: Monica Stafflund
(503) 393-8181
(503) 393-1629 fax
mastafflund@bpa.gov



Don Malmstrom
**lost \$475 because he was not
present at the August meeting.**

Carl Toland won the consolation
prize of a free lunch.

Ernie Estes won the
Bob Jones Commemorative Free Lunch for
Bringing a Potential New Member





THE PREZ SEZ

The height of vacation season is here now as I write... Although, the newspapers and other advertising media are reminding parents to buy their back-to-school clothes and supplies for their youngsters. I prefer the neighborhood barometer best - the kidlets on my street tell me they're having a good summer and are not looking forward to going back to school - just yet!

That was good news to my ears - and "happy kids" are always a good sign! Even with goofy weather this summer. Now I'm off to do two weeks of trainings, myself!

Speaking of goofy weather, volcanoes have begun to erupt in curious places recently - some like Alaska are too close to "home" and IRWA associates - and we have our "neighborhood" monsters too! I was just sent some photos of this recent Chilean eruption that tangled with a thunder and lightning storm.



Oh yes, back to school... More good news! We are happy to report that we also are starting off our back-to-school season right now, (Sept 3-4), and the C-900 Principles of R/W Engineering is filled to the brim! Isn't it amazing what we can do when we all plan a little bit [farther] ahead?! ;)

The very next week is the NW Regional R/W Conference in Coeur d'Alene, preceded by the Region 7 Fall Forum - the link for info is on the Looking Ahead page. Our regular monthly meeting for September will be held in Eugene, and I'm so happy to get that tradition going again - to at least recognize our Southern counterparts.

I'm disappointed, tho' for two reasons - one is that our folks in the other areas of Oregon

are really out of luncheon-meeting range, though not news, we definitely count you in our ranks when planning for courses! (Please let Jaci know, now, if you have special course needs for 2009.)

The other little disappointment is that I had a schedule conflict and can't attend in Eugene, darn! The one meeting this year I have to miss is this one! Glenn Bridger will be there in my stead, and as a practice run for 2009! Thank you Glenn! I urge all of you who can possibly make it, to attend as the topic sounds exciting.

But, wait! Before September is over, Course 800, Principles of R/E Law, will also be held at the Portlander on the 25th & 26th. October will also bring exciting ENCOUNTERS OF THE ENVIRONMENTAL KIND with Fred Walasavage as one of the instructional headliners!

November, we'll catch our breaths and feed our faces, but by golly, Jolly Santa and Magdalena are bringing an early educational present as C-501: RELOCATION ASSISTANCE comes to P-Town, Dec 3-4! And coincides with the Chapter Holiday Dinner meeting and Installation of 2009 officers at the Rheinlander! Ja, Ja, good cheer! A party to end the Class - and the Year!

To round out the scholarly effort, if you'd like to become an instructional Facilitator and are a SME (subject matter expert!), tell Joe Pestinger, Big Jim Collins, or Pam Mason, and they'll help you on your way for next year! The "way" is even paved for you financially by T-COEFF!! Sharing local, topical knowledge is the best there is! For those of you who are SME's with other talents... please share your thoughts with any of us on the Chapter Board. A little help goes a long way... like collecting pocket change in a coffee can - before you know it - you've got another \$50 bucks!

THE PREZ SEZ (cont'd)

That's it for now, until we hear tales of the Great Pumpkin from Charlie Brown.

Hoping to keep the "chool" in school,



~ "Charol"

What's in it for me?

This is a question that comes to mind at some point along the way when the subject of becoming more involved in IRWA is brought up. Maybe you've been approached by someone already active in our great organization with the prospect of volunteering for a board seat, committee chair or just helping out.

I have been motivated by the encouragement of past and current leaders in my local chapter to get involved. The more involved I became, the more I appreciated the benefits of having a volunteer spirit. Chapter 3 is supported by the hands of many who appreciate the needs and benefits of volunteerism.

What is in it for ME? Years of working together with others in our professions from all across the country, friendships and a common spirit of moving ahead, making things happen for the better. For the last few years every member on the board of the last chapter of which I was a member, has been made up of folks that I had the privilege of watching, encouraging and participating with at the chapter, region and international levels. My most exciting and rewarding employment opportunities have come from folks I met inside IRWA.

Do yourself a favor, become really involved in Our IRWA!

Dan Benson, SRWA

Quotes from the quorum — 8/8/08

Present: Carol Judd SRWA President; Glen Bridger President Elect; Carl Toland SRWA Secretary; Evar Knudtson SRWA; Melissa Mallott SRWA; Rod Bliss SRWA; John Hooson; Eilene Gehrke SRWA; Patti Denman; Marta Goosey; Nick Newman.

Proxy Votes: Carol for Monica Stafflund and Dan Benson; Marta for Pam Mason and Marty Goosey, Rod for Steve Hansen.

Also present: Kari Lowe, HDR (potential treasurer for 2009).

December Officer's Installation and Dinner Is scheduled to be held at the Rheinlander again this year on December 4, 2008.

Carol shared a couple of good experiences with HQ regarding having to do with quick turnaround on their mailing of pins, magazines and brochures to her. Carol also confirmed that Mark Rieck had been invited to visit Chapter 3 and has accepted. No date has been confirmed.

Financial Reports: Marta was in transition from her coastal office annex to her home office and was not able to provide a paper report; however, Marta reported that the chapter is solvent despite having about \$12,000 in outstanding course tuitions due and payable. Most of this is due to course coordinators not being aggressive enough in collecting these fees. Dan Benson has been tasked with invoicing the outstanding debt.

Membership Report: Eilene reported problems with confirming details such as correct spelling on new member applications that have been made directly through International HQ. Seven pending members were submitted by Eilene: 1) Matthew J. Dale of Washington County, OR; 2) Kelly A. Albert, 3) Greg S. Nelson, and 4) Larry Unzelman, all of Lewis County WA Public Works; 5) Judy Crafton of Portland



Quorum — continued

General Electric; 6) Matthew C. Gossett of ODOT Region 1; 7) Brenda J. Howe of City of Wilsonville, OR. Patti Denman moved that they be approved pending receipt of correct funds which Eileen will work out with HQ. John Hooson seconded -- motion passed.

Mid-Year Audit of Chapter Books: This audit will be held Saturday, August 9, 2008, at Carl Toland's clubhouse from 9:00 am to 3:00 pm if the entire time is needed. Board members were urged to attend and it looked as if a good group would be able to be there. As usual, gnoshing materials will be provided to keep one's strength up.

2008 Education Courses— Our first course under the “new” system, C-900 Principles of R/W Engineering, will be held on September 3-4 at the Portlander. Emmy Jenson is the course coordinator. Twenty-five copies of the course materials were ordered 30 days prior when we had 23 signed up. We now have 24 registrants. Not sure what to do if others sign up, i.e. how to produce another copy or two.

Region 7 Fall Forum – Will be held just prior to the NW Regional Right of Way Conference in Coeur d' Alene, ID. The Fall Forum will be September 5 – 7 and the NW Reg. R/W Conf. will be September 7 – 10. These events will be held at the same hotel/conference center.

September Luncheon and Board meeting – will be held at the Eugene Water and Electric Board headquarters in Eugene. President Elect, Glen Bridger will conduct the board meeting in Carol's absence.

Relocation Rendezvous -- early planning under way for 2009 event -- same location as last year in Salem. Al House will meet with planners after our luncheon today. Marta said that the event will be promoted nationwide -- especially back East to entice folks to take advantage of our area for training and vacationing.

Environmental mini - seminar – Tentatively titled “Environmental Encounters of the R/W Kind” Scheduled for October 15th with Course 600 to be held on October 14th. Jaci has most of the speakers lined-up except for NOAA and EPA.

Recruitment for positions -- Carol is encouraging members to promote Chapter 3 at work and encouraging job shadowing at the chapter level so that there are backups when chairs cannot be present. Glen stated that he will need lots of help next year.

SRWA Candidates -- Melissa has two applications and is working on a couple of others. October is SRWA month -- check out the BeaverTales for the details.

Advisory Council – Marta requested again that all those Board members who plan to attend the fall planning session at her condominium complex, please let her know so that she can arrange for overnight lodging in the exact amount needed. This session will be held November 15 – 16 following the November monthly luncheon and board meeting. Glen Bridger is busy developing an agenda of topics to discuss.

President Carol Judd adjourned the meeting at 11:50 AM.

From Vice President Glenn comes an interesting read from FHWA --

<http://www.fhwa.dot.gov/realestate/newsletter/index.htm>

LOOKING AHEAD



SEPTEMBER 2008

September 12
Chapter Meeting
EWEB Building

IN EUGENE

mastafflund@bpa.gov

September 3-4
C-900

Principles of R/E Engineering
Portlander

Emmy.R.JENSON@ci.eugene.or.us

September 7-10
Regional R/W Conference
Coeur d'Alene, Idaho
www.nwregionalrw.com

September 25-26
C-800
Principles of Real Estate Law
Portlander
MartysSpot@comcast.net

OCTOBER 2008

October 10
Chapter Meeting
Ernesto's
mastafflund@bpa.gov

October 14
C-600
Intro to Environmental Issues
Portlander
Emmy.R.JENSON@ci.eugene.or.us

October 15
Environmental Mini-Seminar
Portlander
magdalena_campuzano@co.washington.or.us

NOVEMBER 2008

November 14
Annual General Membership Mtg
& Officer Election
Ernesto's
mastafflund@bpa.gov

DECEMBER 2008

December 3-4
C-501
Relocation Assistance
Portlander
magdalena_campuzano@co.washington.or.us

December 4
Chapter 3 Holiday Meeting
Past President's Night
Officer Installation
mastafflund@bpa.gov

JANUARY 2009

January 9
Chapter Meeting
Ernesto's
mastafflund@bpa.gov

January ??
Coordinators' Training
Woodburn Library
Carol.K.Judd@state.or.us

FEBRUARY 2009

February 13
Chapter Meeting
Ernesto's
mastafflund@bpa.gov

Coordinators Take Courses Free

The rules have changed,
but it's still possible to take
a course free. Contact [Jaci
Margeson](#) for all the details.

or

Host A Course Get a Free Tuition

T-COEF offers a full tuition
scholarship to any member
who can arrange a free meeting
room for a Chapter 3 course.
Contact [Pam Mason](#)
for an application.



Free Lunch – All SR/WA's & All New SR/WA and Certifications Candidates

That is right. October is designated as SR/WA Month. To celebrate, each current SR/WA member who attends the August or September meeting will receive a coupon good toward one free lunch at the October 2008 meeting.

Not an SR/WA? Not to worry. All you need to do is become a new candidate for the SR/WA or another IRWA certification before the October meeting and you too will eat free in October!

The SR/WA, The Senior Member, International Right of Way Association, is the most prestigious professional designation granted to IRWA members. Attaining it is one way to demonstrate your professionalism and expertise in our field. I congratulate all those who have committed the time, education, and effort necessary to accomplish this worthwhile designation.

I strongly encourage you to consider working towards your SR/WA, and to start by becoming a candidate now. Not only will you get a free lunch in October, you will be taking a positive step towards boosting your career opportunities and salary potential for the future.

Take a moment and visit the SR/WA website - www.irwaonline.org/, to the left under Education, click on **Designation Program**. You will be surprised at how much work you have already done towards your designation without even knowing it!

The candidacy application is on the website listed above or you can contact me for one. After completing it, either e-mail it to me as a .pdf or send it to my PO Box below.

We are here to help! Anyone on the Professional Development Committee will happily go over the process with you, establish how much of your work experience will count toward the five year goal, and help determine what classes you already have and which you might still need in order to meet the education criteria.

I look forward to receiving your application for candidacy before the October meeting!

Yours in service,

Melissa J. Mallott, SR/WA

Professional Development Committee, IRWA Beaver State Chapter 3

PO Box 21263 Keizer, Oregon 97307-1263

mjmsrwa@earthlink.net; Cell (503) 569-0569

REMINDER: NEW COURSE PROCEDURE

We can no longer hold courses open
until the day before the course.

We can no longer hold courses with just 8-9 registrants.

Registrations must be received 4 weeks before the course.

Courses will be cancelled if there are not sufficient registrations
4 weeks ahead of course date.

Chapter 3 apologizes for any inconvenience
caused by this change in policy.



Register Early
if you plan to attend any of the courses
on the following pages.

BEAVER STATE CHAPTER 3

COURSE 800

Principles of R/E Law

September 25-26, 2008

8:00 am - 5:00 pm

Principles of Real Estate Law is designed to build on the basics of real estate law provided by Course 100 - Principles of Land Acquisition - and to assist right of way agents in collaborating with property owners and attorneys on the subjects of: contract law, specific contracts relating to real estate, tort law, specific torts relating to real estate, land use controls and environmental matters and the laws applicable to condominiums and common ownership communities. This introductory level course provides novice employees basic right of way information, and experienced employees a broader perspective on legal issues and applicable law.

INSTRUCTOR

Joachim Pestinger, SR/WA, is principal partner in A Better Way—Mediation and has 30+ years of experience in the r/w field. The retired Director of Real Estate, WS DOT, Joe set policy and oversaw all facets of state r/w programs as well as other state and local public agencies. He has served on IRWA's International Transportation, Property Management and Education Committees and is lead author of IRWA's revised Land Titles & Intro to Property Management courses. Joe is qualified as an expert valuation witness for Washington State Superior courts.

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).**

New Policy: course will be cancelled if there are too few registrants 30 days before start date! Please register early.

CANCELLATION

Written cancellation notice 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

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

**For course information, contact
Coordinator D. Martin Goosey
503 656-5030
MartysSpot@comcast.net**

Name, Last	First	Member	\$415	\$
Company		Non-member	\$520	\$
Address		Facility Fee*	\$30	\$
City	State	ZIP	Total Enclosed	\$
Membership Number				<i>*Facility Fee is mandatory*</i>
Phone		Email		

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

Method of Payment

Check enclosed
M/C
Card No.
Name on Card
Bill me
Exp Date
Visa

BEAVER STATE CHAPTER 3

COURSE 600

Environmental Awareness

October 14, 2008

8 am - 5 pm

A one-day course that introduces the student to the environmental process and procedures. This course is designed as an introduction to the environmental problems facing agencies and companies when negotiating and purchasing real property. This course will assist the student in learning how to identify and evaluate environmental problems before acquisition. Topics covered include: basic principles of ecology; history of the environmental movement in the United States; NEPA and other federal, state and local legislation; the right of way professional's role in the environmental process; and mitigation of environmental impacts

Students will increase awareness of the development of legislative process and the agencies responsible for environmental regulations and procedures. This course will introduce the student to the various forms, documents, and reports used in making environmental investigations.

INSTRUCTOR

Fred Walasavage works for the Bonneville Power Administration in Portland, OR, and has over 20 years working in the environmental field. He currently serves as Program Manager, Environmental Land Actions. He conducts all levels of environmental site assessments and compliance audits, negotiates environmental issues on real estate transactions, prepares NEPA documentation, conducts biological assessments, acquires permits, and handles general project management. He chairs the IRWA International Environmental Committee, is past Chapter 3 President, and is a certified environmental auditor. Fred has a MS Degree from California State University, Chico. and a BS Degree from Unity College, Unity Maine.

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).**

Register early: course will be cancelled if there are too few registrants 30 days before start date.

CANCELLATION

Written cancellation notice required.

Full refund if received by Course Registrar 15 days before start of course. 50% 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

**SR/WA & Recertification Credit
1 day (8 hours)**

**For course information, contact
Coordinator Emmy R. Jenson
541 682-5190**

emmy.r.jenson@ci.eugene.or.us

Name, Last	First	Member	\$265	\$
Company		Non-member	\$330	\$
Address		Facility Fee*	\$30	\$
City	State	ZIP	Total Enclosed	\$
Membership Number			*Facility Fee is mandatory *	
Phone		Email		

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

To Register, click

Method of Payment

or form and mail to

Check enclosed

Bill me

M/C

Visa

Exp Date

Course Registrar

Card No.

139 Barker Avenue

Name on Card

Oregon City, OR 97045

BEAVER STATE CHAPTER 3

COURSE 501

Residential Relocation Assistance

December 3-4, 2008

8:00 am - 5:00 pm

Residential Relocation Assistance is a comprehensive overview of the processes and procedures involved in providing relocation assistance to residential owners. Materials are based on the lead agency's (Federal Highway Administration) regulations in implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act and all subsequent statutory and regulatory amendments. This course covers the following topics: replacement housing payments for residential owners and tenants, mobile homes, last resort housing, advisory assistance, calculating moving settlements for business, and filing of claims and appeals. This course is designed to provide the relocation professional with information on the processes and procedures involved in providing relocation assistance to residential owners.

INSTRUCTOR

Al House, SR/WA, has been in the right of way field since 1972 and is the President and Principal consultant of Alan C. House & Associates LLC, specializing in Relocation Assistance. Al's experience includes 29 years with a state transportation agency and 7 years as a right of way consultant, working with many different public agencies involved in major airport and light rail projects. Al is certified to teach all IRWA relocation assistance courses (500 series).

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).**

Register early: course will be cancelled if there are insufficient registrants 30 days before start date.

CANCELLATION

Written cancellation notice required. Full refund if received by Course Registrar 15 days before start of course. 50% 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 Magdalena Campuzano 503 846-7824

Magdalena.Campuzano@co.washington.or.us

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

Bring a hand-held calculator!

Name, Last	First	Member	\$415	\$
Company		Non-member	\$520	\$
Address		Facility Fee*	\$30	\$
City	State	ZIP	Total Enclosed	\$
Membership Number			*Facility Fee is mandatory *	
Phone		Email		

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

Method of Payment

Check enclosed	Bill me
M/C	Exp Date
Card No.	
Name on Card	

Officers – 2008**President**

Carol Judd
carol.k.judd@state.or.us
 503 945-8248

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Glenn Bridger
gbridger@teleport.com
 503 245-0729

Vice President

Dan Benson
BensonD@wsdot.wa.gov
 360.905.2142

Treasurer

Marta Goosey
MartaGo@comcast.net
 503 656-5030

Secretary

Carl Toland, SR/WA
CVToland2@comcast.net
 503 297-8342

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Marta Goosey, Chair
MartaGo@comcast.net
 503 656-5030

Liason to Chapter Ed Foundat

Pam Mason, Chair
pam.mason@clark.wa.gov
 360 397-6118 x4376
 360 759-5284 Fax

Committee Chairs & Co-Chairs – 2008**Acquisition/Negotiation****Awards/Recognition**

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EvarKnudtson@comcast.net
 503 357-8301

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jrmargeson@bpa.gov
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 503 846-7879

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 503 846-3491

Relocation Assistance

Nick Newman, Chair
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 503-244-0629

Summer Event**Survey****Title & Legal**

Steve Maddoux, Chair
steve@wandmadoux.com
 503

Transportation**Utilities/Pipeline**

Mike McNeill, Chair
mikemcneill@epicland.com
 503

Valuation

Patti Denman, Chair
patti.denman@hdrinc.com
 503-423-3792

Website Coordinator

Tressia Gehrke, Chair
web.chapter3@gmail.com
 503 649-0971

What forms the 'smoke rings' is the air flowing over the mountain getting pushed up higher as it goes up and over the top. The moisture content and initial temperature are just right so that the moisture condenses from a vapor to small particles at the higher altitude. When the moving air moves past the peak and comes down again, the particles evaporate back to an invisible vapor. The two 'pancakes' describe that there are two layers of air for which this is happening, thus making this awesome picture possible.

**Mt. St. Helens**

**Had an address change?
 Missing your BeaverTales?**

Notify
D. Martin Goosey, Editor
 503 656-5030
MartaGo@comcast.net