



Kachina Chapter 28

International Right of Way Association

October/November, 2009

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Education Seminar 2009 -

some of the Guest Speakers!



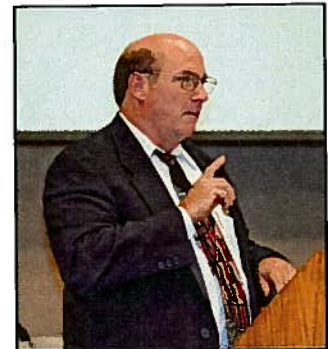
Jay DeWitt, City of Phoenix
Aviation Department



Brian Rasmussen
Brightsource Energy



Tim Sullivan
The Sullivan Group



Attorney Ron Aschenback
State of Arizona

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*Congratulations to the
Seminar Committee
for a GREAT education seminar!*



Kachina Chapter 28 Newsletter!



Message from the President

Kathie Sholly, SRWA, RW-AMC

*"If you're going to San Francisco, be sure to wear some flowers in your hair".
(Performed by Scott McKenzie; lyrics by John Phillips, Mamas and the Papas).*

Note: Refer to <http://www.youtube.com/watch?v=SB2tYYYlwMc> for a better understanding.

Although we didn't really wear flowers in our hair, the Chapter 28 Executive Board members that attended the Region 1 Fall Forum in San Francisco, California found it to be a very informative meeting and a hospitable city. Having the 150-member USC marching band housed in our hotel along with us was an added "bonus".

Chapter 2 did a **wonderful** job hosting the Forum.

- International staff presented and answered questions about the Branding Initiative, which may entail changing the Association's name and was highlighted in Mark Rieck's "Straight Talk" article in the March 2009 issue of Right of Way magazine. Any significant change in the name of the IRWA will require a vote of the full membership. Stay tuned ...
- Region 1 Chair Chris Banks, SRWA and Vice Chair Renee Maruffo, SRWA discussed a possible addition of a Region Secretary position, which would not be funded by the fixed annual budget allocated to Region 1 business.
- An update was presented on the progress of the Certifications and Designations Task Force, and the draft Credentialing Program. The goal is to "ramp up" the value and recognition of the SRWA designation to those outside of the IRWA. The draft will be taken to International staff at the Federal Agency Update in Las Vegas in January, and will eventually require a vote of the membership – possibly at the 2010 Annual Educational Conference in Calgary. **Anyone who signs up as a candidate for the SRWA designation now will be grandfathered in under the current rules and requirements. Talk to PDC Chair Lisa Amos, SRWA soon if you have not yet filed your candidacy application!**
- IRWA Business Development Officer Daniel Stekol presented the Retention and Acquisition campaign, begun September 30 and intended to remind current members to pay their dues in a timely manner, as well as ideas for recruiting new members.
- International Committee Reports (most of which are available on International's website) were presented.
- A great presentation on the use of QuickBooks given by Chapter 28 Treasurer Jason Foster generated much interest and a host of questions. An exchange of tips and hints, coupled with explanations by Jason, seemed to help many chapter officers better understand the bookkeeping system International has set up for use by all chapters.
- Although he is recovering well following his fall and subsequent stroke in August, sadly, Dick Melfi, former IRWA general counsel, will not be returning to his position with the International Right of Way Association. Mr. Eric R. Finn has been named as our new general counsel.
- The Advantage Rewards Program and other education news was presented by Heather Morris. If you aren't familiar with this program, ask about it now! The program gives awards for attending a class, registering for a class, or taking an online course during October, which is International Right of Way Month. Employers and sponsors can also earn awards for registering employees for classes, and each IRWA member who refers a Member to become an active candidate for the SRWA designation (*see previous note about becoming a candidate now to be grandfathered in under current rules!*) receives an award, too. **Now is the time to sign up for an upcoming class and sponsor a fellow member as an SRWA candidate!** Visit Chapter 28's website for upcoming classes or get with Education Chair Kaye Bockmann, SRWA; and talk with PDC Chair Lisa Amos, SRWA about candidacy. (More information included elsewhere in this newsletter.)



- All Chapters presented their individual Chapter Reports (available online at <http://region1.irwachapter46.org/pages/ChapterReports.html>) While we all share similar challenges, we were also able to share possible solutions and ideas for bettering our professional selves and our chapters.

- The change to a fiscal year versus a calendar year for all chapters was discussed. Although the idea of “change” itself (“Ch-Ch-Ch-Changes. Turn and face the strange.”) is scary to many, all of the chapters that have converted to fiscal year – in compliance with International’s administrative year – found the conversion painless and the result beneficial. Although it is not yet mandatory, it will be. Chapter 28 has opted to voluntarily pursue the change to a fiscal year basis for its business functions. As our Region 1 Chair and Chapter Nominations and Elections Chair, Chris Banks, SR/WA, succinctly put it: “Chapter 28 has a reputation for being a leader and this will prove once again that we are not beyond listening to reason.” Annual awards (e.g., Professional of the Year, Employer of the Year) will remain on a calendar basis, as that recognition is distinctly apart from general chapter business. As we work toward this end, the Bylaws will require revision and adoption by Chapter 28 member vote. You will be hearing more about this in the very near future.

The Region 1 Spring Forum, hosted by Chapter 11, will be held in San Diego, California. Chapter 11 President Jim Anthony reported that the tentative meeting date is March 27.

The not-strictly-business portions of the Region 1 Forum were as interesting and informative as the formal business meeting. It’s always good to share stories, challenges, experiences, tips, frustrations and victories with other chapters within our great Region 1. We may live in different cities and states, but we have so much in common.


By the way, I understand USC won their “big game”. I don’t follow college sports, but the USC students I encountered were a lot of fun and, apparently bolstered by their win, happy and full of spirit. Their enthusiasm was contagious, and added to the positive mood of the Region 1 Fall Forum.

Happy International Right of Way Association Month to all!

ATTENTION!!!

All **Finnegan Fun Run** participants ... an effort is being made to collect old Finnegan Fun Run tee shirts from past International events so that they can be made into a quilt to be auctioned at the 2010 Annual Education Seminar in Calgary. If you can part with your old tee from past runs and would like to donate it to a worthwhile cause, please send to: Joanie Miller, 3711 York Ave N
 Robbinsdale, MN 55422

In particular, tees from pre-2006 are needed.



IRWA's 56th Annual International Education Conference

NO BOUNDARIES

June 27 - June 30, 2010

IRWA
INTERNATIONAL RIGHT OF WAY ASSOCIATION

CALGARY
2010

Conference Location
 Calgary Telus Convention Center, 120-9th Avenue, S.E. , Calgary, Alberta T2G OP3

Election Results

Meet your 2010 Officers

1-Year International Director
Kathie Sholly, SR/WA, R/W-AMC

President and 2-Year International Director
Karen Williams, SR/WA

President Elect
Mary A. M. Smith

Secretary
Jason Foster

Treasurer
Vicki Chamberlin, R/W-AMC

Professional Development Committee 3-Year
Robert Sachs, SR/WA

CONGRATULATIONS

to all our Chapter Officers
And
Board of Directors for 2010!!!



Annual Recognition Award Winners!

Employer of the Year
City of Glendale, Arizona

Professional of the Year
Debra Carter, SR/WA, R/W-RAC, R/W-NAC
Universal Field Services

Special Services Award
Mary A. M. Smith
Tierra Right of Way Services

CONGRATULATIONS

to the recipients of these awards!!!





INTERNATIONAL RIGHT OF WAY ASSOCIATION

Education Schedule ~ Chapter 28

November

When Public Agencies Collide

November 20, 2009 - The course "When Public Agencies Collide" is a one-day managerial course that presents sources of, and solutions to, conflicts between public agencies. The course is interactive utilizing the experiences of the facilitator and participants, text material, and a progressively complex participant exercise. The goal of the course is to provide participants with insights and tools for avoiding, resolving and managing conflicts in the public sector.

Facilitator - William L. Busch, SR/WA

Location: Salt River Project (SRP)
1521 N. Project Drive, Tempe, AZ 85281
(check website for more information)

January



Communications in Real Estate Acquisition

January 13 –15, 2010 - This course is intended for right of way practitioners who wish to use practical/actual information and role play of actual acquisition interviews to enhance their communication and negotiation skills.

Facilitator - Carol Brooks, SR/WA

Location: Arizona Public Service (APS)
10025 N. 21st Avenue, Building L, Phoenix, AZ 85021
(check website for more information)

Check International Education Schedule @ www.irwaonline.org








 <p>\$100 Discount Coupon Redeemable for IRWA Kachina Chapter 28 Course Tuition</p> <p><i>Must be a Member of Chapter 28 and attend Three Member Meeting Luncheons</i></p> <table border="1" data-bbox="126 1535 735 1738"> <thead> <tr> <th>Executive Board Member signature</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> <p>Coupon expires one (1) year from latest date above</p>	Executive Board Member signature	Date							 <p>\$100 Discount Coupon Redeemable for IRWA Kachina Chapter 28 Course Tuition</p> <p><i>Must be a Member of Chapter 28 and attend Three Member Meeting Luncheons</i></p> <table border="1" data-bbox="873 1541 1474 1745"> <thead> <tr> <th>Executive Board Member signature</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> <p>Coupon expires one (1) year from latest date above</p>	Executive Board Member signature	Date						
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Attend three Member meetings? \$100 off your next IRWA education course!!!

Start saving next meeting!!!



October/November 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat	Schedule of Events
18	19	20	21	22	23	24	
25	26	27	28	29	30	31 	• Happy Halloween!!!
1	2	3	4	5 	6	7	• Board Member Meeting at SRP or ASL . See website for details.
8	9	10 	11	12	13	14	• November Member Meeting: See this page for further details.
15	16	17	18	19	20	21	• Newsletter articles due!
22	23 	24	25	26 	27	28	• Happy Thanksgiving!!!
29	30						

November Member Meeting and Luncheon Speaker!

Biographical Information: John R. Stock, RLS, CFM

"Survey for Non-Surveyors"

John Stock has over 43 years of surveying experience 34 of it in the private sector and has been licensed to practice in six states, both rectangular and colonial. John is one of the few surveyors with practical experience in both land tenure systems. He has served the profession as Director and Charter member of the Professional Land Surveyors of Colorado incorporated, Charter NSPS Governor Delegate from Colorado, Area 7 NSPS director and President of NSPS. He has also been a United States Mineral Surveyor.

John has also been a surveying instructor and teacher since 1979 on a variety of surveying related topics. He has taught at the Advanced Cadastral School for the BLM and USFS and is co-founder of the Advanced Cadastral Academy.

John is currently the Chief Surveyor for the Flood Control District of Maricopa County and the owner of ACES, The Advanced Continuing Education for Surveyors.

Location:World Buffet: 8914 N. 91st Ave, Suite 125, Peoria

Date: November 10, 2009 at 11.30am

Menu: Asian Buffet Style + Drink and Dessert

RSVP: by 11/5/2009 at www.irwachapter28.org

Cost: \$10!!!!!!!



FORECLOSURE PROCESS AND TERMINOLOGY

By Vicki Chamberlin R/W-AMC

Foreclosure. The primary method of foreclosure in Arizona is “foreclosure by advertisement.” This type of foreclosure does not require court action. Arizona is a “Deed of Trust” state which means most properties that have a mortgage (loan) also have a “Deed of Trust” on file. The Deed of Trust is a very important document and is filed in the county records. It usually contains a provision known as a “power of sale clause.” The “power of sale” clause allows the person or entity named as the trustee in the “Deed of Trust” to sell the property to satisfy the defaulted loan at a “Trustees Sale.”

Trustee. The agent for the lender who holds the secured property in trust and in the event of a default may have the right to sell the property.

Trustee Sale. This is an out-of-court legal process which allows the trustee to sell the property. The process takes a minimum of 91 days from the recording of the Notice of Trustee’s Sale – to the date of the actual sale by open public action.

Notice of Trustee Sale. A Notice of Trustee Sale is filed in the county recorder’s office, and it allows a 90 day period from the date of that notice, giving the property owner a chance to pay off the lien. The Notice describes the property being sold, the date, time and place of the auction, the original borrowers, the lender and the trustee. It also includes the original principal balance of the loan. At this point all parties affected by the sale are notified by the Trustee. This 90 day period of time is a “waiting period”, during this time the property owner is still responsible for the property and all incurred debt. If the property owner(s) wants to redeem the property they would have to pay all of the fees owed to any homeowner association as well as the lender, attorney, etc. If the property owner does not redeem the property it then goes to auction.

Auction. If the property owner does not redeem the property within the 90 day period stated in the Notice of Trustee Sale the property is then sold at a public auction at the time, place and date signed in the Notice of Trustees Sale. However, the Trustee can postpone a sale an unlimited number of times by providing new dates and times upon request.

Trustees Deed Upon Sale. Once the auction takes place and the property is sold, the highest bidder is issued a “Trustees Deed Upon Sale.” This has to be issued within 7 business days and conveys title without any covenant or warranty. Bidders at a Trustee’s Sale must do their own title and property research. The former property owner has no right of redemption. The foreclosure process eliminates any liens what are subordinate or junior to the Deed of Trust what was foreclosed. This foreclosure process eliminates all homeowner association fees which were owned on the property. (However in some cases associations can collect fees owed using a personal judgment against the property owner who defaulted on the loan).



IRWA Launches Uniform Relocation Act (URA) Certification



What is the URA Certification?

The URA Certification is a multidisciplinary professional certification granted to IRWA members who have achieved professional status through experience, education and examination in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

For more information, visit irwaonline.org



AN IMPORTANT **SURVEY** FROM
YOUR CHAPTER 28 EXECUTIVE BOARD
HAS BEEN SENT OUT. PLEASE TAKE A
MOMENT TO ANSWER THE QUESTIONS
AND GIVE US YOUR THOUGHTS SO THAT
YOUR MEMBERSHIP IN THE IRWA AND
CHAPTER 28 IS THE MOST BENEFICIAL
IT CAN BE!

THE FORM CAN ALSO BE ACCESSED AT
THE CHAPTER 28 WEBSITE

www.irwachapter28.org



Kachina Chapter 28 Members!

International Right of Way is presently working on revising current course curriculum along with proposals for new course ideas. IRWA would like those members interested to submit Proposals to help in the revision of existing courses along with new course development.

For further details, please refer:

<https://www.irwaonline.org/EWEB/dynamicpage.aspx?webcode=20090717-01>

If you are interested in participating, please submit a letter of interest to Ron Ellis at ellis@irwaonline.org or contact him at (310)538-0233, Ext. 142.

Should you have any further questions, don't hesitate to contact me.
Thanks again for your support of Chapter 28 Education!

Kaye Bockmann, SR/WA
Chapter 28 – Education Chair
602-236-3129
Kaye.bockmann@srpnet.com

REMINDER!

Applications for the SR/WA designation or any of the certifications should be submitted through Chapter 28's Professional Development Committee. Our PDC should also be kept in the loop for all recertifications. The Kachina Chapter 28 PDC members:

Chair: Lisa Amos, SR/WA
602.506.4747

lla@mail.maricopa.gov

Gayle Leonard, SR/WA
602.506.1421

gayleleonard@mail.maricopa.gov

Rebekah Louis, SR/WA
602.236.8195

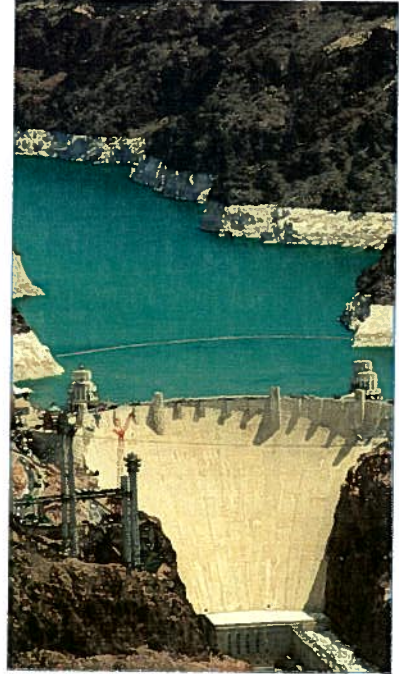
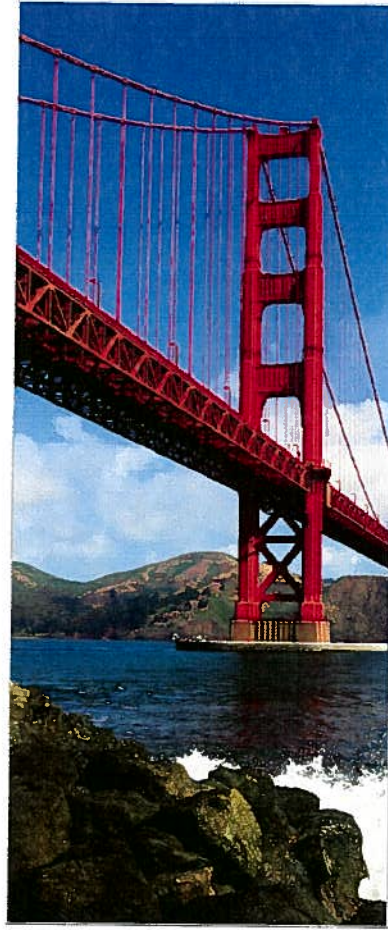
rebekah.louis@srpnet.com

2010 Federal Agency Update

Location: Flamingo, Las Vegas

Date: January 26-28, 2010!





After 75 years, the projects speak for themselves.

Since 1934 the International Right of Way Association has been providing the path to success and uncompromising professionalism for the Right of Way profession.

For 75 years we have been the central authority in the Right of Way domain, helping tens of thousands of **Appraisers, Asset (Property) Managers, Environmental experts, Negotiation/Acquisition and Relocation Assistance agents** advance in their careers. And we're just getting started.

Join our over 10,000 members worldwide for the next 75 years as we connect and make the world a better place to live in the 21st century.

Become a member today by visiting www.irwaonline.org or by calling **1-310-538-0233 ext. 134.**



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Newsletter Editor, Paula Day, Tierra Right of Way Services, 602-682-0000 ext. 312

