



Kachina Chapter 28

International Right of Way Association

December, 2009

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Happy Holidays

IRWA Chapter 28

Members and

their Families.

Inside this issue:

President's Message	2
IRWA in Congressional Report!	3
Interest Article	4/5
Education/Calendar	6/7
Announcements	8
IRWA Credentialing	9



Kachina Chapter 28 Newsletter!



Message from the President

Kathie Sholly, SR/WA, RW-AMC

It's been a challenging, interesting, and fantastic year. Thank you for giving me the opportunity to have been your Chapter 28 President in 2009. As we begin a new calendar year and, later, a new fiscal-based year, I know that the Executive Board will continue to do its best to help you, the member, by representing you at the Regional and International level, by finding ways to keep educational costs down, and by supporting all Chapter 28 members in every manner possible.

Thanks again. Happy Holidays!



IRWA's 56th Annual International Education Conference
NO BOUNDARIES
IRWA
INTERNATIONAL RIGHT OF WAY ASSOCIATION
CALGARY
2010
June 27 - June 30, 2010

Conference Location

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

Federal Agency Update
A Public Real Estate Symposium
Presented by the Appraisal Institute and the International Right of Way Association

2010 Federal Agency Update
Location: Flamingo, Las Vegas
Date: January 26-28, 2010!
Stay tuned for more information....





Congressional Record

PROCEEDINGS AND DEBATES OF THE *111th* CONGRESS, FIRST SESSION

House of Representatives

SPEECH OF

HON. FRED UPTON

OF MICHIGAN

IN THE HOUSE OF REPRESENTATIVES

Tuesday, September 22, 2009

Madam Speaker, I rise today to pay tribute to the International Right of Way Association, which is celebrating its 75th Anniversary on Friday, October 16, 2009. IRWA is responsible for educating and cultivating top talent in the industry that has led us to many of today's modern conveniences and landmarks.

The United States is home to many accomplished and dedicated Right of Way professionals—the IRWA has been providing the path to success and adamant professionalism for members since its inception as a not-for-profit association in 1934. IRWA has united the efforts of its members toward professional development, improved service to employers and the public, and continues to make advancements within the Right of way profession.

Right of way professionals play a leading role in the development and advancement of our transportation, water, and energy projects, while advancing America for future generations. IRWA has nearly 10,000 professional members comprised of engineers, appraisers, property managers, acquisition agents, lawyers, surveyors, title experts, environmentalists, and relocation assistance agents.

Right of way professionals improve the lives of citizens across our nation through the building of infrastructure projects that transform our community. Infrastructures the country over have benefited from the hard work of IRWA professionals—the highways we drive on, utilities in our homes, and telephone towers that enable us to communicate—have all benefitted because a right of way professional applied their unique expertise in creating the nation's infrastructure.

Madam Speaker, I yield back the balance of my time.



Fee shock for cabin owners by Dennis Wagner - Nov. 30, 2009 , The Arizona Republic

More than 40 years ago, David Allen's parents bought a tiny log cabin on a piney slope in the Apache-Sitgreaves National Forests, overlooking the Little Colorado River. Under a U.S. Forest Service permit program, the Allens initially paid about \$130 per year to have their summer home on public land near Greer.

As decades elapsed, that price didn't go up much. By the 1990s, they were paying just \$300 annually for a half-acre of real estate. As recently as 2008, the fee was \$1,677. Now, the cost of a permit is skyrocketing. Because a Forest Service appraisal lists Allen's lot value at \$200,000, he faces a yearly fee of \$10,000. "They've dealt with us very unjustly," says the 65-year-old Mesa retiree.

Cabin owners are issued multiyear permits and must pay annual fees set at 5 percent of each lot's fair-market value, not including structures, as part of the recreational-residence program. The program dates to 1915, when the Forest Service invited Americans to build summer homes on federal land in isolated areas. The idea was to encourage public recreation and private investment.

But now, mountain real-estate values have caught up with the cabin owners. Allen and his neighbors are among an estimated 14,000 Americans - 461 in Arizona - bracing for dramatic increases in the fees they pay to have their recreational cabins on national-forest land. Many say they'll have to sell or abandon their properties. "It's highway robbery," said Edmund "Ed" Loew, a retired minister in Globe who says the fee for his cabin in the Pinal Mountains will quadruple over the next few years.

In southeast Arizona, 82-year-old Madeline Doyle of Douglas says she's resigned to losing a summer home built by her grandfather around 1930 in the Chiricahua Mountains. "The children, the grandchildren, we've all enjoyed it so much," Doyle said. "But the charge has gone up and up. We're just not sure if we'll be able to keep it anymore."

But Jay Butler, director of the Arizona Real Estate Center at ASU's W.P. Carey School of Business, says there is another way to look at the issue: After getting by on the cheap for decades, cabin owners are finally being charged market-value lease rates. "It doesn't benefit me that you have this cabin, so why should the federal government subsidize your recreation?" Butler asks.

Across Arizona

The summer homes range from primitive bungalows of just a few hundred square feet to beautiful log cabins of several thousand square feet. Most are found in small clusters, with lots of 1 acre or less. In Arizona, the Coronado National Forest has the most (242), while the Kaibab National Forest above the Grand Canyon has the fewest (three).

Owners are not allowed to live in the cabins full time or to rent them out. Rangers enforce rules that dictate paint colors, prohibit fences and ban outdoor improvements such as barbecue grills, gardens or yard furniture.

By the 1960s, America's forests no longer lacked for public use, so the government stopped issuing permits. But the program continued as families handed down or sold their cabins. During the 1990s, new appraisals came in reflecting the dramatic surge in mountain real-estate values. All across the West, cabin owners began to protest, organize and pressure Congress.

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A moratorium was placed on fee increases. In 2000, Congress adopted the Cabin User Fee Fairness Act, or CUFFA, to establish an equitable system with gradual payment increases. The fees remained modest until this year, when cabin owners began getting bills based on new appraisals. Many owners are facing fee increases of 400 percent or more.

"It's not working as a system," says Mary Clarke Ver Hoef, executive director of National Forest Homeowners. "It's a nightmare."

Ver Hoef's group and other cabin-owner groups have formed Cabin Coalition 2, a political organization that is fighting the fees. As an example of what they say is an injustice, they point to David Allen and his 18 neighbors in the Little Colorado summer-home tract. Once the fee increases are phased in over three years, the owners will be paying 1,000 percent more a year than they're paying now. Judy Yondah, recreation and special-use manager for the Forest Service's Southwest Region, says she sympathizes with those suffering from "fee shock," but her agency is carrying out a federal law established by Congress.

Cabin owners have exclusive lots in idyllic forest settings, and most have been spared substantial fee increases for 26 years. If those sites had been leased privately, ASU's Butler contends, there would have been routine rental hikes reflecting rising land values.

Ver Hoef and Coalition 2 argue that such a comparison misses the point because summer-home sites are not comparable to private lands. Many cabins have no electricity or running water. Some are snowed in for much of the year. Owners must allow public access to their lots. The Forest Service imposes strict rules.

"Nobody gets it because these are such a peculiar ownership," Ver Hoef said. "Basically, the appraisers pick up resort properties and consider them equivalent."

Ver Hoef says the fees are so high that middle-income owners can't pay the lease or find buyers. Yet they can't afford to abandon their cabins because permits require owners to restore the property to its natural state, a move that could cost \$70,000 or more. Coalition 2 is pushing for an entirely new fee system that would appraise cabins according to a five-tier system, with owners paying \$500 to \$4,000 per year.

Ver Hoef says that proposal has no congressional sponsor so far, and the Forest Service is moving ahead with the increased fees.

Jay Jones, 79, of Douglas, who has summured in the Chiricahua Mountains for 35 years, says he hopes to hang on despite a tripling in fees and increasingly strict regulations. The cabin, in Ponderosa pines with Cave Creek gurgling by, is filled with memories.

"It's beautiful, just a magnificent place," Jones said wistfully. "My wife wants to have her ashes scattered there, which the Forest Service won't allow."





IRWA

INTERNATIONAL RIGHT OF WAY ASSOCIATION

Education Schedule ~ Chapter 28

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, SRWA

Location: Arizona Public Service (APS)

10025 N. 21st Avenue, Building L, Phoenix, AZ 85021

(check website for more information)

IRWA Course Classifications

Foundation Courses

Courses that function as the foundation of the disciplines serving the right of way profession. These courses also serve to update, review, or comply with the requirements of current policies or regulations. These courses include: 100, 103, 104, 200, 211, 400, 600, 800 and 900.



Fundamental Courses

Courses that expand the fundamental knowledge of the disciplines comprising the right of way profession and are appropriate for individuals entering the profession, for those who desire to update their skills, and for those who seek cross training. These courses include: 201, 202, 204, 206, 212, 213, 302, 401, 402, 403, 404, 405, 500, 501, 700, 703, 801, 801C, 802, 901 and 902.

Special Emphasis Courses

Courses that are targeted for those with special interests and for those who require additional information. Some of these courses require experiential background and have pre-requisites. These courses include: 205, 207, 214, 301, 406, 407, 502, 503, 504, 505, 506, 602, 603, 701, and 803.

Check International Education Schedule @ www.irwaonline.org

 <p style="text-align: center;">\$100 Discount Coupon</p> <p style="text-align: center;">Redeemable for IRWA Kachina Chapter 28 Course Tuition</p> <p style="text-align: center;"><i>Must be a Member of Chapter 28 and attend Three Member Meeting Luncheons</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 70%;">Executive Board Member signature</th> <th style="width: 30%;">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 style="margin-top: 10px;">Coupon expires one (1) year from latest date above</p>	Executive Board Member signature	Date							 <p style="text-align: center;">\$100 Discount Coupon</p> <p style="text-align: center;">Redeemable for IRWA Kachina Chapter 28 Course Tuition</p> <p style="text-align: center;"><i>Must be a Member of Chapter 28 and attend Three Member Meeting Luncheons</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 70%;">Executive Board Member signature</th> <th style="width: 30%;">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 style="margin-top: 10px;">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!!!**



December, 2009



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

Member Meeting, Officer Installation & Awards Presentation Lunch

Location: Black Canyon Conference Center
9440 N. 25th Avenue, Phoenix, AZ 85021

Date: December 8, 2009 at 11.30am - 1.30pm

Menu: Full salad bar, Chef Specialty Salad, Rolls and Butter, Chefs Daily Hot Fresh Vegetables, Two Starch Accompaniments, Soup Du jour, Dessert and Beverage Selection. Entrée's: Grilled pork loin chops with apple pecan Calvados sauce **OR** Baked pacific rockfish topped with shrimp and scallop panko on lemon chive sauce

RSVP: by 11/4/2009 at www.irwachapter28.org

Cost: \$20!!!!!!!

Members in attendance at this event will be asked to vote on the proposed changes to Chapter 28 By-Laws!!!





IRWA KACHINA CHAPTER 28 ANNUAL HOLIDAY FOOD DRIVE

December 8, 2009 Chapter Luncheon

Support the Phoenix Rescue Mission with your cash or check donations. Please make checks payable to the Phoenix Rescue Mission.

For more information about the Phoenix Rescue Mission please go to:

www.phoenixrescuemission.org

Thank you!



To advance in
my career, does it
matter who I
associate with?

Absolutely.

For 75 years the IRWA has been setting the standard in education for the Right of Way profession. With chapters throughout the U.S. & Canada and a growing list of online courses, preparing yourself for a career in Right of Way is convenient and at your fingertips.

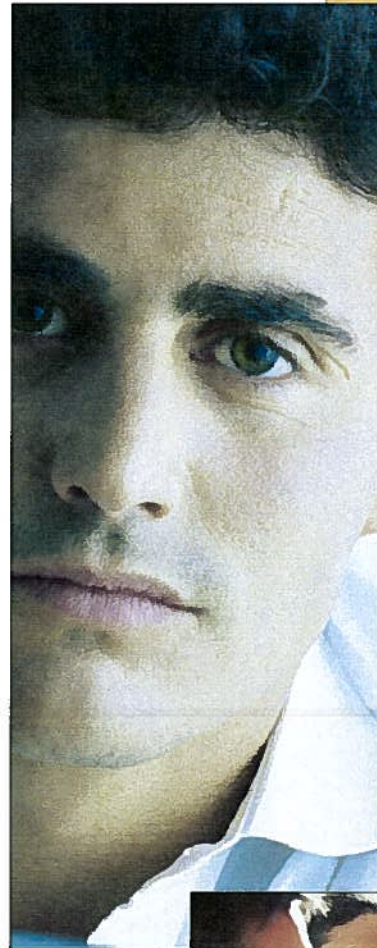
Demonstrate your commitment to success and uncompromising professionalism by earning your Certification in 6 Right of Way disciplines; **Appraisal; Asset (Property) Management; Environmental; Negotiation/Acquisition and Relocation Assistance**, our new **Uniform Relocation Act** and the prestigious **SRWA designation** (Senior Member, International Right of Way Association).

Learn. Lead. Advance.

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

