



**IRWA**  
 / PUGET SOUND  
 CHAPTER 4



## 2012-2013 Board Installed



**Pam Dittloff, SR/WA  
 Chapter 4 President**

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### Special points of interest:

- 2012-2013 Executive Board Installed
- Announcement of Newsletter "Special Edition" for the 2012 Education Conference
- Special "Thank You" to Volunteers and Sponsors

Greetings,

Congratulations Chapter 4 and Region 7 on hosting the largest and most successful Educational Conference ever. It was awesome and we couldn't have done it without the great leadership from co-chairs, Faith and Tom, and all of the other wonderful volunteers.

As we start our new fiscal year, International has rolled out a new campaign. They are awarding up to three free paid memberships (one for each of 3 quarters: April - June, July - September and October - December, 2012) to each chapter that meets the following criteria: 1) Chapter Membership Chair submits the Chapter Report form to HQ at the beginning of each quarter; 2) Chapter President discusses the goals and objectives with the board (and sends HQ the minutes showing it was discussed); and 3) The chapter meets the 5% membership growth goal as shown on the spreadsheet from HQ. Please talk to anyone you know who is a potential new member - we need 28 new members this year to meet this goal. Free memberships received cannot be used by chapter board members so will be given to at-large members. Call or e-mail me if you would like more information.

Also, two new committees have been formed. The first is the Communication-Outreach Committee that will be responsible for the newsletter and website, chaired by Kelli Larson. Secondly, Michelle Talbot, SR/WA will chair the Registration Committee. Michelle will be responsible for having volunteers signing people in at the registration table. I would like to see all of the committees expanded to include more members. Volunteering on a committee is an easy way to learn more about IRWA and Chapter 4 and to bring new ideas to our members.

I want to thank those members who attended our Planning Session on July 11, 2012. We want to continue the efforts to have larger attendance at our meetings and to break even on our meeting expenses. I do believe that the on-line registration will help. We have great committee chairs and lots of opportunities for all of you to get involved. I'm following in some great footsteps but have an awesome Board to guide me through the next year.

Thanks again to all of the volunteering you members are doing. Don't forget the Golf Tournament coming up on August 22 at Druid's Glen Golf Course in Covington. Hope to see all of you at our next meeting September 12<sup>th</sup> in Bellevue. The Board meeting is at 4:00 p.m. and Chapter meeting starts at 5:30 p.m.

See you then.

**Pam Dittloff, SR/WA, Chapter 4 President**

# INTRODUCING ... YOUR NEW EXECUTIVE BOARD FOR 2012-2013

**Kristina Guzman**  
Secretary

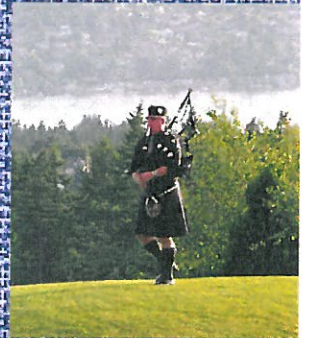
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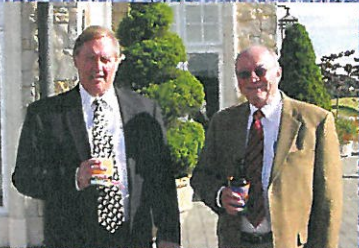
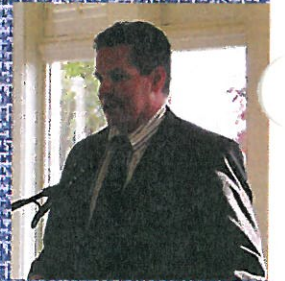
**Tom Paine**



Jennifer receiving her past president's plaque



Faith Roland swearing in the new board



**Roger Hansen**  
and  
**Courtney Declus**



**Pam & Jennifer**

**Pam with the piper**

Enjoying the beautiful day and fabulous view





Thank you to the following  
Chapter 4 sponsors for their  
generous underwriting  
of the IRWA 2012  
EDUCATION CONFERENCE

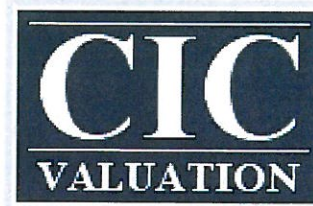


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# Sound Views

## AUGUST 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 C901 Eng Plan Development & Application - Bellevue	7 C902 Property Descriptions - Bellevue	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22 Golf Tourney @ Druids Glen	23	24	25
C100 Principles of Land Acquisition - Great Falls MT						
26	27	28	29	30	31	

## SEPTEMBER 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Labor Day	4	5	6	7	8
9	10	11	12 Membership Meeting	13	14 C802 Legal Aspects of Easements - Portland	15
C201 Communications in RE Acquisition - Olympia						
16	17	18	19	20	21	22
23 30	24	25	26	27	28	29



## The Sidebar

by Kinnon W. Williams  
Williams & Williams, PSC  
425.486.8138  
[kww@williamspsc.com](mailto:kww@williamspsc.com)



### *Know what you are acquiring - Public v. Private Road*

**Question:** How does one determine whether a road is public or private for purpose of an acquisition?  
*Anonymously Submitted.*

**Answer:** When acquiring property sometimes it is a bit unclear as to who owns what – even when looking at well-established roads. The question of whether a road is public vs. private on old plats can be questionable and the provisions of RCW 36.75.080 (ten years use by public) and RCW 36.75.050 (seven years maintenance by public) come into play. The requirements of a public road by prescription are similar to other adverse possession claims and involve the same uncertainties and elements of proof. *Standing Rock Homeowners Assoc. v. Misich*, 106 Wn. App. 231, 23 P.3d 520, *review denied*, 145 Wn.2d 1008, 37 P.3d 290 (2001). Therefore, in reviewing old plats or unincorporated areas, it is best to review surveys, plat maps, old deeds, leases, deeds of trust, photographs, and talk with local officials in order to develop a complete picture of the ownership status of the property. A good example of a problem like this occurred in *Bunnell v. Blair*, Wn. App. 149, 130 P.3d 423 (2006).

Bunnell, as well as others, were property owners in sub-plats with road easements connecting to a public road Benton County. The County referred to the road easements initially as Perkins Road, but later as Private Road 134 (“PR 134”). Blair owned a parcel of property near Bunnell. In 2003, Blair obtained an easement across a neighboring property. Blair then constructed a road to connect his property to Perkins Road. Bunnell and others sued Blair to prevent him from using Perkins Road. Blair defended by claiming that Perkins Road was not a private road, but was a public road, in part because the recorded plat did not say it was a private road.

Blair asserted that RCW 58.17.165 requires roads not dedicated to the public to be “clearly marked on the face of the plat”. Because the plat did not specifically describe Perkins Road as a private road, it was a public road. Dedication to the public was implied from the fact that there was a road and it was not shown as a private road on the face of the plat. The Court of Appeals disagreed. The court held that “Nowhere do the short plats indicate any intent to create a public road. Thus, PR 134 (Perkins Road) is not a public highway. Therefore, RCW 36.75.080 does not apply.” Accordingly, unless a public dedication is indicated clearly on the face of the plat, it is not a public road.

While this would be an unusual situation to come across when acquiring right of way for a utility, these are exactly the situations that wreak havoc on public works projects. If you run into a situation where you have missing documents or things don’t seem too clear, don’t forget the fact that you have a number of different ways to investigate the status of the property to get out ahead of problems before you have to unwind an “almost” completed deal.

Submit Future Questions Pertaining to Right-of-Way Legal Matters to:  
Matthew Hansen, Esq., Graham & Dunn, PC,  
Pier 70, 2801 Alaskan Way ~ Suite 300, Seattle, WA 98121 (206) 340-9595 or [mhansen@grahamdunn.com](mailto:mhansen@grahamdunn.com)

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**Calling all volunteers:**

There are many reasons to volunteer. You learn more about the organization, give new ideas from your experiences, and it can be fun. Chapter 4 has many opportunities to get involved. I am looking for members for Registration & Sign In (should be easier with on-line registration), Membership Committee, Education Committee, and Communication Committee. Please call me at 360-867-2354 or e-mail [dittlop@co.thurston.wa.us](mailto:dittlop@co.thurston.wa.us) if you are ready to get involved. I look forward to hearing from you.

SEE PAGE 10 FOR 2 SPECIFIC REQUESTS FOR VOLUNTEERS

# CONGRATULATIONS

Congratulations go out to the following individuals who were recognized at the 2012 IRWA Education Conference for having attained their SR/WA designation this past year:

**BRAD THOMAS**

**KRISTINA GUZMAN**

**MICHELLE TALBOT**

**ROBERT MCGINLEY**

**HUNTER MANSON**

Photos of recipients will follow in the newsletter "Special Edition"

**Notable Quotes:**

*"Character may be manifested in the great moments, but it is made in the small ones."  
Phillips Brooks*

*"Be master of your petty annoyances and conserve your energies for the big, worthwhile things. It isn't the mountain ahead that wears you out - it's the grain of sand in your shoe."  
Robert Service*

*"The main thing is to keep the main thing the main thing."  
Steven Covey, author of *The Seven Habits of Highly Effective People**

*"Your present circumstances don't determine where you can go; they merely determine where you start."  
Nido Qubein*

## Sound Views

### IRWA Chapter 4 Puget Sound 2012 Projected Course Schedule

<b>August 6, 2012</b>	<b>Course 901 Engineering Plan Development &amp; Application</b> Instructor: John Bennett Course Coordinator is: Cyndi Whelpley, 360-929-4823, <a href="mailto:cyndiwhelpley@yahoo.com">cyndiwhelpley@yahoo.com</a>
<b>August 7, 2012</b>	<b>Course 902 Property Descriptions</b> Instructor: John Bennett Course Coordinator is: Cyndi Whelpley, 360-929-4823, <a href="mailto:cyndiwhelpley@yahoo.com">cyndiwhelpley@yahoo.com</a>
<b>Sept 11-13, 2012</b>	<b>Course 201 Communications in Real Estate Acquisition</b> Instructor: Carol Brooks Course Coordinator: Danielle MacEwen, 360-753-8211, <a href="mailto:dmacewen@ci.olympia.wa.us">dmacewen@ci.olympia.wa.us</a>
<b>October 8, 2012</b>	<b>Course 804 Skills of Expert Testimony</b> Instructor: Matt Hansen Course Coordinator: Hunter Manson, 425-530-1256, <a href="mailto:hunter@nwrccs.com">hunter@nwrccs.com</a>
<b>October 24, 2012</b>	<b>Course 403 Easement Valuation</b> Instructor: Murray Brackett Course Coordinator: Mike Bulzomi, 253-798-7023, <a href="mailto:mike.bulzomi@co.pierce.wa.us">mike.bulzomi@co.pierce.wa.us</a>
<b>November 8-9, 2012</b>	<b>Course 506 Advanced Business Relocation</b> Instructor: Brad Thomas Course Coordinator: Kelli Larson, 360-867-2356, <a href="mailto:larsonk@co.thurston.wa.us">larsonk@co.thurston.wa.us</a>
<b>December 2012</b>	<b>No Course Scheduled</b>

#### 2013 Courses

<b>January 2013</b>	<b>No Course Scheduled</b>
<b>February 2013</b>	<b>Course 503 Mobile Home Relocation</b> <b>Course 505 Advanced Residential Relocation Assistance</b>
<b>March 2013</b>	<b>Course 701 Property / Asset Management: Leasing</b> <b>Course 703 Property / Asset Management</b>
<b>April 2013</b>	<b>Course 100 Principles of Land Acquisition</b>

#### **Educational opportunities in other Region 7 chapters**

<b>August 20-23, 2012</b>	<b>C100 Principles of Land Acquisition, Great Falls MT</b>
<b>Sept 12-13, 2012</b>	<b>C205 Bargaining Negotiations, Anchorage AK</b>
<b>September 14, 2012</b>	<b>C213 Conflict Management, Anchorage AK</b>
<b>September 14, 2012</b>	<b>C802 Legal Aspects of Easements, Portland OR</b>



## Steve Lyons, SR/WA

Right-Of-Way Agent  
Thurston County Public Works  
Chapter 4 member since 2003



## Sound Views

# Member Spotlight



Being the modest guy he is, Steve questioned his role in this newsletter's Member Spotlight, saying "I'm just not that exciting". But, being the nice guy he is, he agreed to participate. Steve's first paying job was part-time in a local grocery store where he was a box boy and wrapped meat for the butcher. When asked what he wanted to be when he grew up, he said he never knew, and still doesn't. He expressed his openness to suggestions.

Steve enjoys hiking, waterskiing, motor home traveling, and spending time with his family. Although he's had little time to do those things recently because he and his wife, Kathleen, have been busy remodeling their Olympia area vacation rental (located on their waterfront home property which boasts GREAT VIEWS of Eld Inlet, Dana Passage and Squaxin Island). Now it's time to get back to all the yard work!

"My parents". That's who Steve credits for his being 'raised right', with a strong work ethic and family values that have molded Steve into the hard working, compassionate, unpretentious man he is. Stress? Steve manages it through balance. Acknowledging a "higher authority", he prays, and accepts the things he cannot control; always striving to do the "best you can do" and trusting that the right thing will happen.

Steve believes that he's been lucky to have people around him that have set good examples. His advice to our young professionals- "Find common ground in your negotiations; grow a thick skin and don't take the negativity of others personally; look for the good in everything. Each project has challenges (big and small): timelines, engineering, budgets, property owners. It can be hard work, getting cooperation from all parties involved, but the rewards are great. Seeing that new road built with all the improvements, sidewalks, drainage facilities and new fences provides a sense of accomplishment - it's a good feeling to see the fruits of your labor."

Now that you know a little more about Steve, when you see him at a chapter meeting make sure to say 'hello'.

(Prepared by: Melanie Rabaglia, SR/WA)



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## Chapter 4 Executive Board Members

### President

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(360) 786-2354  
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### Immediate Past President

Jennifer D. Walker, SR/WA  
Pierce County  
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### President Elect

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Pier 70/2801 Alaskan Way, #300, Seattle WA 98121  
(206) 340-9595  
[mhansen@grahamdunn.com](mailto:mhansen@grahamdunn.com)

### Nominations, Elections & Special Awards

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[mlegel@ufsrw.com](mailto:mlegel@ufsrw.com)

### Vice President (Program Chair)

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4301 South Pine St, #446, Tacoma WA 98049  
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### Professional Development Committee Chair

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650 S. Orcas St, #114, Seattle WA 98108  
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[cseldred@hotmail.com](mailto:cseldred@hotmail.com)

### Treasurer

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[lbeard@ufsrw.com](mailto:lbeard@ufsrw.com)

### Education Co-Chairs

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and

Karen Wright  
Roland Resources  
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(425) 822-1794  
[karen@roland-resources.com](mailto:karen@roland-resources.com)

### Secretary

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Universal Field Services  
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### Communications Chair/Newsletter

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9605 Tilley Rd S  
Olympia WA 98512  
(360) 867-2356  
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### Membership Chair

Matt Sloan  
Allen Brackett Shedd  
12320 NE 8th St, #200  
Bellevue WA 98005  
(425) 450-4040 ext 39  
[msloan@absvaluation.com](mailto:msloan@absvaluation.com)

### Reservations Chair

Michelle Talbot, SR/WA  
Seattle Department of Transportation  
700 Fifth Avenue, Suite 3900  
Seattle, WA 98124  
(206) 233-7197  
[4michelle.talbot@gmail.com](mailto:4michelle.talbot@gmail.com)

### Golf Tournament

Greg Goodman  
Allen Brackett Shedd  
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[ggoodman@absvaluation.com](mailto:ggoodman@absvaluation.com)

# !! Volunteer !!

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## Sound Views

Approx 1-Hour commitment  
per quarter

### Education Committee Volunteer

Chapter 4 needs a volunteer to track & submit applications to the DOL for approved IRWA courses for Real Estate and Appraisal continuing education credit!

Job requires light paperwork filing and the monitoring of current class expiration dates to determine which classes will need to be renewed in the future

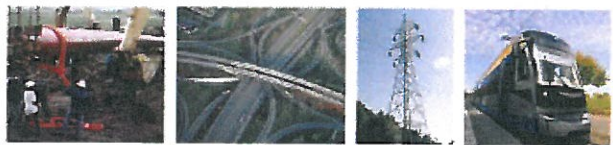
*"Keeper of the spreadsheet"*

**KAREN WRIGHT: 425-822-1794**

Do you want to meet other members? Please contact Michelle Talbot at [4michelle.talbot@gmail.com](mailto:4michelle.talbot@gmail.com) if you would like to volunteer at the registration desk. You don't have to do it every month but maybe just once. It really is fun!

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## Sound Views

## Chapter 4 and Region 7 Volunteers~

**Thank you** again for your volunteering at the conference. I've received many compliments about the conference in Seattle and I know others have as well. **Way to represent!**

A huge thank you to Tom Stowe and Ron Bott for heading up the registration booth volunteers. They put in a lot of hours and missed a lot (most) of sessions and events because they were tied to the booth making sure it ran smoothly. Especially Tom-he was there first thing in the morning before everyone else, and a lot of times the last one to leave. Tom, a thank you hardly seems sufficient-that was a big task to take on-**THANK YOU.**

For those volunteers that haven't heard...We set a new conference attendance record with **1,225** attendees!

We were also fortunate to celebrate the selection of **Anchorage**, Alaska for the **2017 Education Conference**. Anchorage received 61% of the votes with Fort Worth bringing in 24% and Edmonton receiving 15%.

The Auction & Casino Night raised **\$31,565** for the Education Foundation.

Way to go!!

*Kerri M. Wittman, SR/WA*

# SPECIAL AWARDS

Please keep in mind that as the year-end approaches, you should be considering your submissions for the following Special Awards:

- 1) Professional of the Year – Submittal due date November 30, 2012
- 2) Employer of the Year – Submittal due date November 30, 2012
- 3) Project of the Year – Submittal due date December 31, 2012

**EXTRA, EXTRA... READ ALL ABOUT IT!!!**

**Keep your eyes open... it's coming soon!!**

**A newsletter 'Special Edition'**

**featuring photos from the**

**IRWA 2012 Education Conference**





# Take the first step toward a Right of Way Agent Certification.

Course 100 now available online



Our Members are Current / Credentialed / Connected



### Principles of Land Acquisition

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For the non-certified member, this is the first step in obtaining the Right of Way Agent (RWA) certification and ultimately leads to the Senior Right of Way Professional Designation!

Topics:

- Real property law concepts
- Acquisition/negotiations
- Property descriptions
- Relocation due to acquisition of real property interest
- Environmental concerns
- Appraisal of real property
- Asset (property) management

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For questions, please contact [education@irwaonline.org](mailto:education@irwaonline.org) or (310) 538-0233, ext 138, or Canadian Toll-Free (888) 340-IRWA (4792).



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### SPECIAL NOTE:

On-line course approval is currently under consideration by the IRWA International Committee, however, at this time, online courses are not eligible for continuing education credits for WA RE and Appraisal license renewals. **\*\*\*\* THIS COURSE WILL BE OFFERED BY CHAPTER 4 IN APRIL 2013 \*\*\*\***

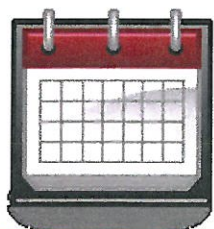
# Sound Views

## Meeting Information

General Membership Meetings are held the second Wednesday of each month at the Coast Bellevue Hotel located at 625 116th Avenue NE, Bellevue, WA.



The Executive Board meeting begins at 4:00pm and all members are invited to attend. Most of the General Membership Meeting begins at 5:30pm with sign-in and socializing. Dinner is served at 6:00pm - the program is presented during the meal. The meeting cost is \$25.00 and reservations are required.



**MARK YOUR CALENDAR...OUR NEXT MEETING WILL BE:**  
**Wednesday, September 12, 2012**  
**(Board Meeting @ 4pm - Chapter Meeting @ 5:30pm)**  
 The program and menu options will be announced at a later time.

## Looking Ahead

**\*\*Chapter 4 Annual Golf Tournament\*\***  
**\*\* August 22, 2012 \*\***  
**\*\*Druids Glen Golf Course\*\***



Contact Greg Goodman @  
[ggoodman@absvaluation.com](mailto:ggoodman@absvaluation.com)  
 or (425) 450-4040



Public Project on Your Mind?



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*Assistant Managing Director*

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 Email: [lsafer@irr.com](mailto:lsafer@irr.com)

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# 2012 Golf Tournament



**Druids Glen Golf Club** ([www.druidsglengolf.com](http://www.druidsglengolf.com))

**★ Wednesday, August 22, 2012★**

**7:00 Check-In & Warm-up / 8:00 Shotgun Start**

**Entry fee: \$70.00 per player**

**Entry fee includes greens fees, range balls, cart, prizes and lunch.**

Come join your peers and colleagues from the Right of Way field for a round of golf and catered lunch. All skill levels are welcome and encouraged to participate.

Corporate Sponsorship: Every year, your support and generosity makes this event possible! That's why we're looking for individual and corporate contributions to the tournament prize/raffle fund.

Please indicate below how much you or your company would like to contribute, or contact the tournament coordinator for more information and sponsorship opportunities.

Team Name: \_\_\_\_\_

### Player Information

Name

E-mail Address

_____	_____
_____	_____
_____	_____
_____	_____

Registration Fees Subtotal: \_\_\_\_\_ players x \$70/player = \$ \_\_\_\_\_

### Corporate Sponsorship:

Yes, I/we would like to make a contribution to the prize/raffle fund. Please put me down for \$ \_\_\_\_\_, courtesy of \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Corporate Sponsorship Subtotal: \$ \_\_\_\_\_

Send registration info and sponsorship questions to:

Greg Goodman, Allen Brackett Shedd  
12320 NE 8<sup>th</sup> Street, Suite 200  
Bellevue, WA 98005  
[ggoodman@absvaluation.com](mailto:ggoodman@absvaluation.com) (425) 450-4040

Registration Fees Subtotal: \$ \_\_\_\_\_  
Corporate Sponsorship Subtotal: \$ \_\_\_\_\_  
Total Payment: \$ \_\_\_\_\_

Please make checks payable to:  
**IRWA Chapter 4 Golf**



**Registration and payment must be received by August 10, 2012**