



IRWA
PUGET SOUND
CHAPTER 4



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

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Special points of interest:

- Golf Tournament
- Special Awards Update
- Welcome to our newest Chapter 4 Members



**Volunteers are ALWAYS needed...
please join a committee today!!**

Bonjour,

We had a great September meeting! Kudos go to Matt Hansen and Graham & Dunn for providing the great facility, food and beautiful view - even the weather put on a great show. Thanks again.

The August 22nd Golf Tournament at Druid's Glen Golf Course and was another success thanks to the hard work of Greg Goodman. Again, the weather was nice and it seemed like a good time was had by all. Past president Jennifer Walker was on the injured reserve list but her team came home with a prize... just ask her! I left for France the next morning and spent two wonderful weeks. Can you believe it? The weather was even great there!

Membership Chair Matt Sloan has done a great job updating the membership roster. Renewal notices are going out and we really want to meet the 93% or more retention so that our chapter receives a free 2013 conference registration. If you have concerns about paying the dues please contact headquarters and work with them. We are also campaigning to have a 5% increase in membership for the Chapter to be eligible to receive some free memberships from headquarters. Please encourage colleagues, friends and relatives to join IRWA Chapter 4.

The Region 7 Fall Forum was in Bozeman, Montana October 5th. Matt Hansen and I, along with Board and Committee members Brad Thomas, Faith Roland, Jennifer Walker, Kerri Wittman, Mike Bulzomi, Leslie Beaird and Jennifer Altschuler attended. The agenda was very full and we have lots of information to share!

Hope you are all enjoying our lingering summer and that we'll see you at our next meeting - the luncheon on November 14th in Tacoma.

The Chapter meeting will begin at 11:30 am.

Pam Dittloff, SR/WA

Chapter 4 President



Something to think about...

Project of the Year

(Information provided by Mitch Legel, SR/WA, NESAs Committee Chair)

Given the current economy, we realize there are limitations such as the lack of funding that may allow completion of only certain elements or segments of a project. For this reason, the NESAs committee recently provided the definition of "project" shown below, as it pertains to "Project of the Year". We would like for all members of Chapter 4 to have an opportunity to participate in these nominations and to that end the committee would like you to be aware of these changes. Nomination forms can be found on the Chapter 4 website.

Definition

A Project for the purposes of Project of the Year, is defined as, "that element of a right-of-way project that you or your firm completed as contracted or assigned, within the calendar year of the competition." To further clarify, the element may include, but is not limited to the following: preliminary ROW feasibility studies; related permitting (right of entry agreements, etc.); Acquisition and/or Relocation planning; appraisals; acquisition negotiations, relocation assistance services, title clearing; property management; ROW certification, etc".

If you have questions regarding "Project of the Year" nominations, please contact Mitch Legel, SR/WA, NESAs Committee Chair at (425) 673-5559 or mlegel@ufsrw.com

WHAT'S HAPPENING IN CHAPTER 4...

HERE'S A BRIEF RECAP OF THE SEPTEMBER EXECUTIVE BOARD MEETING

Meeting was called to order and previous minutes were approved.

Treasurer's Report: Total account balances (including cash, CD's and fixed assets) \$41,704.31

Old Business: Review of Golf Tournament - more information regarding income will be provided at the October meeting

New Business: 2012-2013 Budget was approved, discussion was had regarding the Chapter Free Membership Campaign, Fall Forum in Bozeman, MT, Spring Forum tentatively scheduled to be held in Portland, OR, Education Survey - 13 participants from our chapter.

Committee Reports:

Communication-Outreach: Rosa Villa is now preparing the e-blasts

Education: No report

Membership: Approved new membership for Jesse D. Ray, Roland Resources; Joseph A. Stone, Englobal, US Inc; and Tracey A. Cooper, HDR Inc.

Nominations, Elections & Special Awards: New definition of "Project" was discussed and it's hoped that this change will help to generate more "Project of the Year" submittals. Timeline period of January to December for the project with December deadline for applications is the same.

"Professional of the Year" timeline is changing to reflect our fiscal year (July 1 - June 30) with awards being presented at the installation banquet - applications to be submitted in May - some discussion of how this may interfere with the International or Regional submittal process.

Professional Development - Gayle Stacey received her SR/WA, Kinnon Williams has declared his SR/WA candidacy and Joe Stone's SR/WA is pending. Pam will present Pree Carpenter with her SR/WA pin & Plaque this evening and Michelle Talbot will try to contact Pamela Brady regarding presentation of hers.

Registration: Michelle reported reservations for 41 at this evenings meeting and there was some discussion about online registration and system security.

Correspondence: Thank you letters were received and read from both the Canadian Right of Way Education Foundation and the Right of Way International Education Foundation (for the donations our chapter provided).

Announcements: Our chapter received awards and plaques as finalists in two categories - Chapter of the Year and Newsletter of the Year.

Meeting adjourned.

REMINDER: ALL GENERAL MEMBERS ARE INVITED TO ATTEND THE EXECUTIVE BOARD MEETINGS - IT'S A GREAT WAY TO FIND OUT MORE ABOUT CHAPTER 4!

September 2012



IRWA is a family thing for siblings Sue and Steve Reinhart



Michelle Talbot at the sign-in table



Congratulations to Pree Carpenter on earning her SR/WA



Roger Hansen, Sound Transit; Sonya Kraus, ROW Group & Kent Melton, Sound Transit
Sound Transit's Top 5 Project of the Year



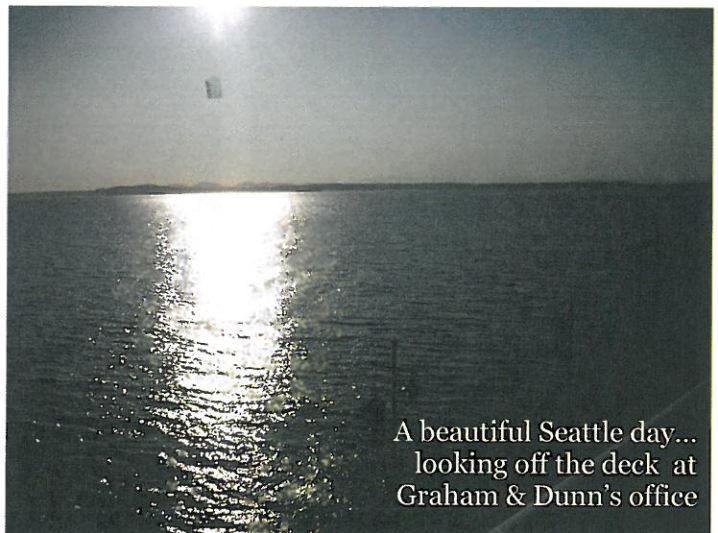
Speaker Carol Brooks presenting "How to Manage Your Success"



Linda Holecek, SR/WA with our web services volunteer Lori Bryant



Sonja Kraus Kristina Gazman Leslie Beaird



A beautiful Seattle day... looking off the deck at Graham & Dunn's office

IRWA Chapter 4

Golf Tournament



Greg Goodman manning the sign in table - thanks to all the sponsors for supporting this event



2nd Place finishers - team Four Players: Jeff Eoff, Mark Simpson, Chuck Seaburg & Roger Reistad



Mike Sloan, Jim Aske, Curt Bright and Steve Winter of Pierce County's "Sultans of Swing"



Team ABS: Greg Goodman, Faith Roland (women's KP winner), Murray Brackett & Jeffrey Beaver

TaylorMade		EVENT: IRWA	
IA	79	17B	69
IB	78	16A	66
ISA	66	15A	61
18B	71	15B	60
17A	69	14A	60
MEN'S LD'S RYAN REINHART		WOMEN'S LD'S GWYNNE JOHNSON	
WOMEN'S KP'16 SCOTT MATEICH '17		MEN'S KP'16	
WOMEN'S KP'12			
R115		RBZ	

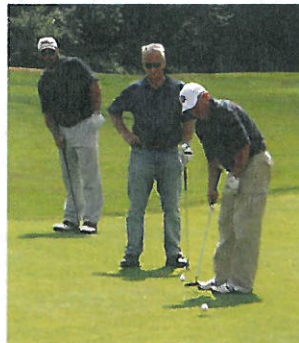


Jim Price & Rick Westman of team AGNW



Kent Melton, Mark Anderson, Gary Farr & Mitch Legel of team Hit 'em Straight

2012



Jeff Wong & Mike Butzomi, of High Net team Pierce County, 'encouraging' team mate Erich Hertzog



Matt & Faith after a great day of golf



Jack Aquino, Kirby Reinhart, Ryan Reinbart & Brian Vincent's HDR team took FIRST PLACE



President Elect, Matt Hansen with President Pam Dittloff



Team Gunga Galunga: Tom Paine, Women's LD winner Gwynne Johnson & Mike Murray



Beautiful course on a beautiful day



3rd Place - Team Hunnicutt: Zach Hiatt, David Hunnicutt & Matt Hansen (apologies to Keith Kemper who is not pictured)

Sound Views

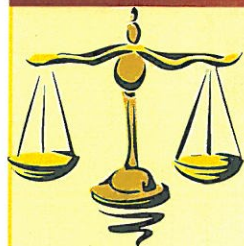
OCTOBER 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10 Membership Meeting in Bellevue @ 5:30pm	11	12	13
14	15	16	17	18	19	20
21	22	23 C700 Introduction to Property/Asset Management Fairbanks, AK	24	25 C603 Understanding Environ Contamination in RE, Anchorage, AK	26	27
28	29	30	31 			

NOVEMBER 2012

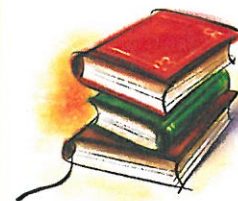
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7 C506 Advanced Business Relocation - Olympia, WA	8	9	10
11 	12	13	14 Membership Meeting in Tacoma - 11:30am	15 C800 Principles of RE Law Anchorage, AK	16	17
18	19	20	21	22 	23	24
25	26	27	28	29	30	

Sound Views



The Sidebar

by Kinnon W. Williams
Williams & Williams, PSC
425.486.8138
kww@williamspsc.com



Know what you are acquiring - Adverse Possession

Question: It was always my understanding that a person could not adversely possess government property, but recently I ran into a situation where someone claimed that they owned property through adverse possession that had recently been acquired by an agency. How did this happen? *Anonymously Submitted.*

Answer: As a general rule you are correct. People cannot adversely possess government-owned property. However, the real question is when was the property acquired? The outcome of your case would depend upon the facts.

I have seen this issue come up several times. The acquiring agency relying solely on a title report believed it acquired an entire parcel, only to later realize that there is an encroacher on the property. The encroacher asserts that they have been using the property for well over ten years before the government came along and they have an old fence and photographs to prove it. In a situation like this, the encroacher acquired title from their neighbor before the acquisition date and therefore became the owner of the area encroached upon through adverse possession. These types of encroachments don't show up on title reports, but would on a boundary survey. Thus the importance of getting a survey of the property the agency plans to acquire.

Generally, I have found that in situations like this there are simple ways around the problem since most people do not intend to adversely possess property against another or they have not met the requisite 10 year period for adverse possession (7 years if under color of title). They just might not want to move their fence or their garden. In cases like that, I generally try to do a workaround by granting the property owner an easement with a fixed expiration date or tied to a particular event such as the sale of their home. This is an easy way to work out the problem. Other alternatives are to buy them out or provide some amenities during the course of construction and offer to clear up title through a Quit Claim Deed. Finally, it may just be a situation that you work with the encroacher to complete a boundary line adjustment to clarify title.

While your general conclusion that government property cannot be adversely possessed is correct, private property can be. Therefore, it is important to know if the property was adversely possessed prior to the time that it came into the Government's hand because, if it was, then the question really is, "When did the adverse possession start?"

Answer provided by Kinnon W. William, Esquire. Mr. Williams is the managing partner of the law firm Williams & Williams, PSC, which handles eminent domain, land acquisition and boundary matters. He is also a member and facilitator for the IRWA. You may contact Mr. Williams via email at: kww@williamspsc.com or telephone: 425-486-8138

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

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Sound Views

IRWA Chapter 4 is pleased to welcome the following new members...

Jesse D. Ray, Roland Resources

Joseph A. Stone, Englobal

Tracy A. Cooper, HDR Inc.

CONGRATULATIONS

The following members earned their SR/WA designation:

Gayle M. Stacey, SR/WA

Pree Carpenter, SR/WA

Pamela Brady, SR/WA

In addition, Kinnon Williams has declared his SR/WA candidacy

Notable Quotes:

“Individual commitment to a group effort -- that is what makes a team work, a company work, a society work, a civilization work.”
Vince Lombardi

“We make a living by what we get. We make a life by what we give.”
Winston Churchill

Abema hamoi basindika eitara. African(Haya-Tanzania) proverb translates as: Many hands make light work... with budget and personnel cuts in these tough economic times, everyone is busy - however, please take a moment to reflect on how you can help our IRWA Chapter - there are many small things you can do to help the chapter be successful (photographer for a meeting, submitting newsletter articles, working the registration table or selling the 50/50 tickets, helping on a committee -(Communication, Education, Professional Development, NESAs) all committees have numerous small functions that need to be performed - the more people helping - the lighter the load for everyone!

IRWA Chapter 4 Puget Sound Projected Course Schedule

November 8-9, 2012	Course 506 Advanced Business Relocation Instructor: Brad Thomas Course Coordinator: Kelli Larson, 360-867-2356 , larsonk@co.thurston.wa.us
December 2012	No Course Scheduled
<u>2013 Courses</u>	
January 2013	No Course Scheduled
February 2013	Course 503 Mobile Home Relocation Course 505 Advanced Residential Relocation Assistance
March 2013	Course 701 Property / Asset Management: Leasing Course 703 Property / Asset Management
April 2013	Course 100 Principles of Land Acquisition
May 2013	Chapter Seminar
June 2013	Course 207 Prac Negotiations of US Funded Land Acquisitions
July 2013	Course 802 Legal Aspects of Easements Course 803 Eminent Domain Law Basics for R/W Professionals
August 2013	Course 304 When Public Agencies Collide
September 2013	Course 215 Right of Way Agent's Development Program
October 2013	Course 421 The Valuation of Partial Acquisitions
November 2013	Course 900 Principles of Engineering
December 2013	No Course Scheduled
December 2013	No Course Scheduled



Educational opportunities in other Region 7 chapters

Nov 15-16, 2012 **C800 Principles of Real Estate Law, Anchorage, AK**



Sound Views

Member Spotlight

Kim Cronoque SR/WA

Real Property Coordinator
Snohomish County Public Works

As kids, our ideas of what we wanted to be when grown-up were all over the board. No exception with Kim, first she wanted to be a ballerina...then a bull fighter. A natural progression she thought: dance around the bull. As Kim grew up, she discovered teaching was something she enjoyed. To help other children learn basic skills, Kim set up a tent in her family's carport, and tutored math and reading, for fun. Her work history from years ago, includes babysitting, auto parts cashier, and janitorial/building cleaning with her parents.

Other than working for Snohomish County, Kim is busy helping people who are struggling with economic issues, by sharing her house with homeless families. She provides a fairly stress free environment, and helps them learn skills and set goals for their personal improvement. Kim began this heartfelt work 8 years ago and has had up to eight "strangers" living with her, ranging in ages from a newborn to 76 (together with her animal household of 2 cockatiels, 2 dogs and 3 cats). Her primary objective is to help others set and achieve their goals, along with encouraging growth through self awareness - obviously, teaching is something she still enjoys.

Kim has been inspired by individuals from human rights leaders including Gandhi and JFK, historians/ philosophers, Will and Ariel Durant, inventor Nikola Tesla, to our founding fathers, particularly Benjamin Franklin and Thomas Jefferson. Musicians, artists, and dreamers; believers in humans achievement and potential, all keep Kim's enthusiasm high.

On the lighter side, Kim is a collector of antique toys, Victorian dolls, puppets, and baseball cards, just to name a few. To become a more knowledgeable collector, Kim became a member of the Rosalie Whyel Museum of Doll Art, and attended Thursday night classes given by their employees.

To manage the stress we in the right-of-way profession sometimes experience, Kim believes in tapping a natural resource- endorphins, produced by exercise. Also she believes by talking out the issues, using communication, uncomfortable stress is reduced and occurs less.

Her advice for young professionals in the right-of-way field highlighted the importance of finding a mentor, appreciating what they teach you, attending IRWA meetings and taking wise advice. Kim talked about having a couple of mentors throughout her career, they were patient, kind to the junior agents, taught ethics through work with both staff and property owners, and believed in her effort. The best advice Kim received that she didn't take at that time was to "be patient and it will all work out". It appears Kim lives that advice.

Now that you know a little more about Kim, when you see her at a chapter event make sure you say 'hello'.

(Prepared by: Melanie Rabaglia, SR/WA
Thurston County Public Works & IRWA
Chapter 4 member)

Chapter 4 Executive Board Members

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Nominations, Elections & Special Awards

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Our Members are Great / Graduated / Connected



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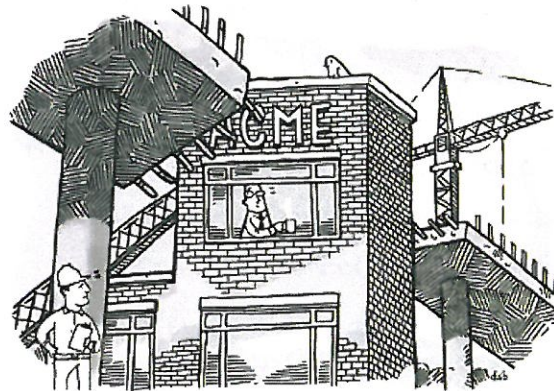
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mbrackett@absvaluation.com

Public Project on Your Mind?



**Condemnation and
Real Estate Value Disputes**

Jeffrey Beaver, Marisa Velling Lindell
and Matt Hansen



Pier 70, 2801 Alaskan Way | Suite 300 | Seattle, WA | 98121
grahamdunn.com | condemnationlaw@grahamdunn.com | 206.624.8300

Sound Views


SOUND BITES


How has being a member of IRWA helped your career?

IRWA is responsible for my current job. I was not looking for a job 11 years ago and received a flyer sent by IRWA for a job opening where I currently work. I applied on a whim and got the job. It was a great move for me which wouldn't have happened had I not been a member of IRWA. IRWA has also helped build my leadership skills and confidence through serving on the chapter executive board and through region leadership. **Kerri Wittman, SR/WA**

IRWA membership is an essential connection for people engaged in the acquisition of R/W. There are three reasons that I say this. First, IRWA sponsors classes that have been relevant and enlightening in my career as a right of way agent. The initial 4 part classes in the disciplines of Negotiation, Law, Engineering, and Appraisal yielded a strong foundation of knowledge. Actual field experience and additional classes sponsored by IRWA expanded on this knowledge to increase understanding of the most important aspects of R/W acquisition such as considering people first rather than focusing only on the process or product. Second, attending IRWA sponsored classes and meetings is an opportunity for our organizations staff to meet other professionals with affiliations throughout the world engaged in this or an extension of this family of 4-disciplines. At these events we can share our experiences, knowledge, and build networks. The third reason is that membership in the IR/WA, and the global community it provides is helpful in planning for projects and securing imaginative win-win acquisitions for our organization, the property owners and the public. **Kim Cronogue, SR/WA**

Being a member of IRWA has enhanced my public speaking skills: talking "shop" with other members has given me confidence to talk more comfortably with property owners. **Melanie Rabaglia, 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) Project of the Year - Qualifying period is based on the calendar year (January - December) - Submission deadline will be in December.

2) Professional of the Year and Employer of the Year - Qualifying period runs with the chapter's fiscal year (July - June) - Submission deadline is anticipated to be in May.

Advance.



Actual IRWA members

For your right of way needs, get the IRWA Advantage!

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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, Uniform Act and the prestigious SR/WA designation (Senior Right of Way Professional).

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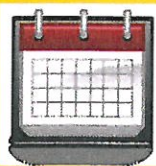
Our Members are Current / Credentialed / Connected



Sound Views

Meeting Information

MARK YOUR CALENDAR... OUR NEXT MEETING WILL BE:



Wednesday, November 14, 2012 (sign in @ 11:30am)
at the Historic Landmark Convention Center
(Luncheon menu and speaker to be Announced at a later date)



Region 7 Fall Forum



**Daniel Stekol, &
Jennifer Walker**



**Mark Dickson
receiving his past
president's
plaque from Rosa
Shea**



**Matt Gossett proudly
showing his winnings**

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