

THE MILE HI TIMES



Issue 4 April 2009

2009 OFFICERS

PRESIDENT

J. Parker
H.C. Peck & Associates, Inc.
303-623-6112 x202

VICE-PRESIDENT

Bonnie D. Roerig, MAI
Real Estate Appraiser
Bonnie Roerig & Associates
303-757-5525

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Front Range Title of Downtown
Denver, LLC
303-831-9091

TREASURER

Darrel Vanhooser, SR/WA
Suncor Energy USA
303-793-8006

NEWSLETTER

Richard B. Pittenridge
H. C. Peck & Associates, Inc.
303-623-6112

2 YR. DIRECTOR

Liz Rubinstein
Duncan, Ostrander & Dingess, P. C.
303-779-0200

1 YR. DIRECTOR

Kevin Shea, SR/WA
Conservation Tax Credit
Transfer, LLC
303-424-1616

APRIL 2009 ISSUE

DOUBLETREE HOTEL

3203 QUEBEC ST.
(Stapleton area)
Room will be
posted

Cost: \$25.00
(Checks payable to *IRWA*)



Dinner/Program
Tuesday, March 10, 2009
Board Meeting 5:00PM
Cocktails 6:00PM
Dinner 6:30PM
Program 7:30PM (approx)

FOR RESERVATIONS CALL
Nicole Eberhard (303.571.7993)
Nicole.R.Eberhard@xcelenergy.com
OR
Deb Egleston (303.571.7478)
at Public Service Company
By Friday
April 10, 2009



Anthony R. DeVito, PE
CDOT Region 1 Transportation Director

Mr. DeVito graduated in 1990 from Colorado School of Mines with a Bachelor of Science in Engineering.

His career with CDOT Region 1 began in 1991 as an Assistant Project Engineer; in 1996 he was promoted to Project Engineer; he then became a Resident Engineer in 2000.

In 2006, he began as the Region 6 Traffic and Safety Engineer and became the Director of Operations and Maintenance in April, 2008, where he was the agency representative for the Democratic National Convention. In October, 2008, he became the Region 1 Transportation Director.

For the last six years, he has coached youth soccer and softball programs with Douglas County.

President's Message



Hello Members - welcome to winter (again)! At least the sun is shining as I write this.

I was on the World Headquarters website recently and drilled down (under Leadership) to the "Chapter Rankings" page. Naturally curious as to what this heading actually meant, I opened the page, which revealed FY '07/'08 numbers in membership, classes held, the number of SR/WAs and members with certifications and candidates for both categories for each Chapter.

While we are tied on this list with Chapter 31 (Raleigh, NC/Columbia S.C.) for 11th place in size with 199 members, our ratio of SR/WAs to total number of members is half (15.58%) that of Chapter 31 (30.15%); in raw numbers, 31 versus 60. The average for the top twelve Chapters (in membership size) is 22.68%, with Phoenix (Chapter 28 – 252 members) boasting the highest ratio at 32.54%. I did not fully analyze the other Chapters, but at first glance there appears to be several Chapters with ratios in the 40 to 50% range – and they are not all small Chapters (in total members). For example, Austin's (Chapter 74 – 166 members) ratio is 41%.

The upshot of all of this is that clearly we have work to do in promoting the SR/WA designation, and with of the possible changes in the certification programs I mentioned in last month's message, perhaps this task will become an easier sell for both members and employers alike.

The good news, however, is that we should have five more SR/WAs in our midst soon as Richard Pittenridge, Tawana Kelly, Mark Kendell, Spencer Curtis and yours truly have completed the requisite course work and will have applications submitted to HQ in the next couple of weeks.

One final note - we have and will continue to encourage the membership to become involved and/or increase their level of involvement in the Chapter. In that vein, if anyone is interested in becoming an officer for 2010, please contact me as soon as possible. The Board is exploring mechanisms that will reduce the total (years) commitment for those interested in coming on board. More on this will be revealed in upcoming Newsletters and/or Chapter email.

The Region 9 Spring Forum will take place on April 25, 2009 in Salt Lake City. Details will follow via email. Hope to see you all at the April Dinner Meeting and at next month's 55th Anniversary party!

JEP

2009 COMMITTEES

BUDGET & FINANCE

Nat Fay
303-831-9091

EDUCATION

Richard Pittenridge
720-320-2070

Austin Mater
303-233-8700 x-102
303-847-7626-cell

Jim Arbuckle
303-278-1077

LEGISLATIVE

REVIEW
(OPEN)

PROFESSIONAL DEVELOPMENT

Al Morganfield, SR/WA (CHR)
303-571-3115
303-506-9981-cell

Greg Berry, SR/WA
303-442-4983

Jim Struble SR/WA
970-622-2243

PROGRAM

Bonnie D. Roerig, MAI
303-757-5525

PUBLIC RELATIONS

Doug Nitzkowski, SR/WA
(303) 789-1515

LOCAL PUBLIC AGENCIES

Lyman Ho
720-859-4355

BYLAWS

J Parker
303-623-6112 X202

**2009 COMMITTEE
CHAIRPERSONS**

**INSTALLATION
BANQUET**
Chicks in ROW

MEMBERSHIP

Virginia Messick, SR/WA
303-623-4908

VALUATION

Charles Nelson
303-292-0348

PIPELINE

Tim Atwater
303-243-3578

RELOCATION

Charlene Burge, SR/WA
R/W-RAC
303-513-1501

ENVIRONMENT

Darrel Vanhooser, SR/WA
303-793-8006

TRANSPORTATION

Mike Anders, SR/WA
303-623-6112-X204
303-304-1043-cell

NOMINATIONS

Lee Hamre SR/WA,
R/W-RAC
303-623-6112X201

SURVEY

(OPEN)



Welcome New Members!!

RANDY FRENCH

ALBERT WILSON



Spring Poetry

I sing of brooks, of blossoms, birds, and bowers:
Of April, May, of June, and July flowers.

I sing of Maypoles, Hock-carts, wassails, wakes,
Of bridegrooms, brides, and of their bridal cakes.

Robert Herrick (1591–1674)

Hesperides (1648)

The sun was warm but the wind was chill.
You know how it is with an April day
When the sun is out and the wind is still,
You're one month on in the middle of May.
But if you so much as dare to speak,
A cloud comes over the sunlit arch,
A wind comes off a frozen peak,
And you're two months back in the middle of March.

Robert Frost (1874–1963)

Two Tramps in Mud Time (1936)

The first day of spring is one thing,
and the first spring day is another.

The difference between them is
sometimes as great as a month.

Henry Van Dyke (1852–1933)

Fisherman's Luck (1899)

For winter's rains and ruins are over,
And all the season of snows and sins;
The days dividing lover and lover,
The light that loses, the night that wins;
And time remembered is grief forgotten,
And frosts are slain and flowers begotten,
And in green underwood and cover
Blossom by blossom the spring begins.

Algernon Charles Swinburne (1837–1909)

Atalanta in Calydon (1865)

Congratulations LaChelle



(LaChelle Coffey & Liz Rubinstein)

During our March dinner meeting LaChelle Coffey, a long-time member of Chapter 6, was recognized for her hard work and dedication to right of way education as the Peck-Reisbeck award winner for 2008.

2008 Chapter President, Liz Rubinstein, was on hand to present the award.

Energy and persistence conquer all things.
-Benjamin Franklin

It Is Official !



The IRWA Chapter 6 annual golf tournament date and location have been set!

The golf tournament will be held at Lowry's reconstructed golf course the Common Ground on Friday, July 31, 09.

The new course which is owned by the Colorado Golf Association and the Colorado Women's Golf Association (and the community), is set to open May 23, 2009.

Common Ground is the work of world-renowned architect Tom Doak and his Renaissance Golf Design group. The 7,200-yard, par 71 layout is a complete re-design of the old course Mira Vista. The new facility includes an 18-hole championship course, an enhanced practice facility and two short courses devoted to junior golf. For more information about Common Ground, call 303-340-1520.

Darrel Vanhooser has seen the course and assures us that it is going to be a great place to have our tournament. Since we are playing the course in July, only two months after it opens, the greens and fairways should be in great shape.

The cost of the tournament will be approximately \$90.00 per entry, which will include all the usual things that accompany the infamous Chapter 6 tournament (gifts, contests, prizes, food and of course its Buy Your Own Beer).

I have officially started collecting donations and hole sponsorships and would encourage everyone to participate in this fun event no matter what skill level. Look for the registration form in your e-mail box soon!



Remember to save these dates!

This is a little reminder that the Chapter 6 Board meeting and Dinner Meeting are held the 2nd Tuesday, of each month (except during the summer) same place, same time. The Board meeting is open to all Chapter members.

May 12, 2009, September 8, 2009, October 13, 2009, November 10, 2009

The Board also meets in June prior to the Conference and in December prior to the Installation Banquet.

IRWA CLASSES COMING!!

Course 100: Principles of Land Acquisition—May 12, 2009 through May 15, 2009— Please Note that there will \$100 late registration fee so sign up by April 9, 2009

Course Title: Principles of Land Acquisition

Course Length: 4 Day - 8 AM to 5 PM Daily

Re-Certification Credits: 32 Hours

Required Materials: None

Suggested Materials: None

Prerequisites: None

Course Description:

Upon completion of this course, participants will:

- have the ability to apply real estate law terms and concepts, understand the concepts of metes and bounds and be familiar with the three views of engineering plans and the fundamentals in property description systems
- learn the methods of acquiring/transferring title to realty
- learn the definition of, and requirements to, a valid contract; gain information on easements, deeds and lease
- know what an appraisal is and what it is not
- understand the appraisal process
- know the three basic methods of appraising fee property
- understand the various types of negotiations and the basic concepts of successful negotiations
- be aware of the environmental concerns, review process, site assessments, audits, litigation issues and implications
- and be familiar with the applicable relocation requirements involved with property acquisition and management

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

Course 800: Principles of Real Estate Law — August 2009

Course Title: Principles of Real Estate Law

Course Length: 2 Day - 8 AM to 5 PM Daily

Re-Certification Credits: 16 Hours

Required Materials: None

Suggested Materials: None

Prerequisites: It is recommended that participants successfully complete IRWA Course 100 "Principles of land Acquisition"

Course Description: "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
- environmental matters and the laws applicable to condominiums and common ownership communities

This introductory level course provides novice employees with basic right of way information, and experienced employees with a broader perspective on legal issues and applicable law.

Topics:

- Real property law overview
- Contract law, introduction to contract law, types of contracts, elements of a contract, termination and discharge of contracts
- Specific real estate contracts, purchase and sale agreement, commercial lease easement agreements, agency agreements
- Tort law in general, specific torts relating to real estate
- Land use controls introduction, restrictive covenants, planning legislation, environmental regulation
- Condominium/common ownership interests introduction, creation of the interest, repair and insurance rights and duties of owners, comparative advantages and disadvantages of various types of ownership

IRWA CLASSES COMING!! (continued)

Course 503: Mobile Home Relocations—September 2009

Course Title: Mobile Home Relocation

Course Length: 1 Day - 8 AM to 5 PM Daily

Re-Certification Credits: 8 Hours

Required Materials: Hand-held calculator

Suggested Materials: None

Prerequisites: It is highly recommended that participants successfully complete IRWA Course 501, "Residential Relocation Assistance"

Course Description: Mobile Home Relocation is designed for the experienced practitioner involved in providing relocation assistance to mobile home occupants, either as owners or tenants of the coach and/on-site.

This course emphasizes the important considerations involved when categorizing mobile homes as real and/or personal property.

This course covers the following:

- mobile homes,
- real or personal property,
- categories of mobile home displacees,
- general relocation benefits for mobile home occupants,
- typical problems presented by mobile home relocations:
 - zoning,
 - replacement resources
 - entry requirements.

Topics:

- Typical problems presented by mobile home relocations, zoning replacement resources, entry requirements
- Mobile homes: real property or personal property
- General relocation benefits for mobile home occupants: advisory assistance, moving and related expenses
- Categories of mobile home displacees

Course 506: Advanced Business Relocation—September 2009

Course Title: Mobile Home Relocation

Course Length: 2 Day - 8 AM to 5 PM Daily

Re-Certification Credits: 16 Hours

Required Materials: Hand-held calculator

Suggested Materials: None

Prerequisites: It is highly recommended that participants successfully complete IRWA Course 502, "Business Relocation", and have a minimum of two (2) years actual field experience performing relocation assistance

Course Description: In "Advanced Business Relocation Assistance", a pre-assessment of the participants' knowledge is followed with case study analysis of complex business relocation issues that require a thorough understanding of the relocation process and the Uniform Act.

A detailed analysis of each case study is provided so participants understand the lead agency's theory behind its interpretation of the situation.

Facts are applied in order to simulate a relocation that is consistent with the intent of the Uniform Act.

Topics:

- Loss of Tangible Personal Property
- Substitute Personal Property
- Re-Establishment Expenses
- Owner Related Expenses
- Advanced Business Relocation Theory
- Adapting Utilities to Machinery and Equipment
- Fixed Payments
- Course Tuition includes
- Participant's Manual
- Federal Register

IRWA CLASSES COMING!! (continued)

Course 401: The Appraisal of Partial Acquisitions—October 2009

Course Title: The Appraisal of Partial Acquisitions

Course Length: 5 Day - 8 AM to 5 PM Daily

IRWA Credits: 40 Hours

AQB Credits: The Appraiser Qualifications Board (AQB) has reviewed and approved this course for the following: 34.25 hours QE, 34.25 hours CE/E, 31.25 hours CE, Classroom through January 19, 2010

Required Materials: Hand-held calculator

Suggested Materials: None

Prerequisites: It is recommended that participants successfully complete IRWA Course 400, "Principles of Real Estate Appraisal", or have a minimum of one year practical appraisal experience or college appraisal class (minimum of 9 hours) or its equivalent.

Course Description: This advanced course for the experienced appraiser deals with the special problems of the valuation of partial acquisitions, both fee and easement.

The participant will learn various accepted appraisal methods in order to best determine the approach that is needed in any particular situation.

This "how to" class includes:

- How to determine and appraise the larger parcel
- Techniques for appraising the part acquired
- How to identify and measure various types of damages
- How to value the remainder after acquisition
- Special benefits - ways to handle
- Straight before and after - how, why & when

Topics:

- Valuation of the Larger Parcel
- The 2 Basic Approaches to Right of Way Valuation: How Each Approach Works, Case Differences, Uses, Advantages, Techniques for Valuation of the Part Acquired
- Damages/Diminution Causes, Methods of Measurement, How to Demonstrate in Court
- Special Benefits, Techniques for Measurement, Practical Considerations in Eminent Domain
- Special Problems of Easement Valuation, All Types of Utility Easements, Temporary Easements, Rule of Thumb v. Rule of Economic Impact, How to Handle in Court
- The Appraiser as an Expert Witness

Course 900: Principles of Real Estate Engineering —November 2009

Course Title: Principles of Real Estate Engineering

Course Length: 2 Day - 8 AM to 5 PM Daily

IRWA Credits: 16 Hours

Required Materials: Hand-held calculator and Mechanical pencil

Suggested Materials: None

Prerequisites: It is highly recommended that participants successfully complete IRWA Course 100, "Principles of Land Acquisition", or have a minimum of two year professional right of way engineering experience.

Course Description: With the use of lecture, questions and answers, exercise methods, graphic illustrations and transparencies, participants will learn how to:

- use engineering tools such as an engineering scale and protractor
- gain basic skills in reading and interpreting information contained on engineering plans
- learn how to read, understand and plot simple descriptions using the most common methods of property descriptions

Participants will:

- understand the basic principles of engineering drawings
- be able to understand and interpret information on plans
- use an engineer's scale to determine distances
- identify types of highway curves
- determine the effects of a project on a property
- be able to understand the background of property descriptions
- become knowledgeable of the basic features of property descriptions
- become familiar with the most common systems and methods of property descriptions
- be able to write and plot property descriptions using various methods

Its time to start planning!

Annual International Education Conference

Each year, IRWA's Annual International Education Conference provides right of way professionals with unparalleled learning and networking opportunities. With typically more than 1,000 registrants, attendees have the opportunity to learn about best practices, share project challenges and hear solutions from the industry's leading professionals.



2009 Annual Conference Location

Indianapolis, Indiana

June 28 - July 1

Conference Location and Headquarters Hotel

[Indianapolis Marriott Downtown](#)

350 West Maryland Street

Indianapolis, IN 46225

877-640-7666

Reserve your room today: www.indymarriott.com

More info at: <https://www.irwaonline.org/EWEB/upload/conf2009.pdf>

UPDATE YOUR PROFILE IN THE IRWA MEMBERSHIP DIRECTORY!

Hello Chapter 6 Members! When you get a chance, please check your profile in the IRWA membership directory to ensure your data is current and accurate. The information in this profile is used to send you vital IRWA information including the IRWA Magazine, course offerings, upcoming conferences, membership renewals, etc. You can update your profile on-line by visiting www.irwaonline.org and following the links.

One of the uses of the directory for Chapter 6 is to cross reference its e-mail listing for distribution of the Chapter 6 Newsletter to its members. There are over 150 Chapter 6 members, so after your update your profile, please let Richard Pittenridge know by calling him at 720-320-2070 or e-mailing him at itismerpb@msn.com.



Visit the IRWA website at www.irwaonline.org
and

Visit your Chapter 6 Website at
www.irwachapter6.org

CHAPTER 6 NEWSLETTER

Richard Pittenridge

H. C. Peck & Associates, Inc

720-320-2070

Please submit any changes to:

Email: itismerpb@msn.com