

THE MILE HI TIMES



Issue 5 May 2009

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Bonnie Roerig & Associates
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303-779-0200

1 YR. DIRECTOR

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Conservation Tax Credit
Transfer, LLC
303-424-1616

MAY 2009 ISSUE

DOUBLETREE HOTEL

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

Cost: \$25.00
(Checks payable to IRWA)



Dinner/Program
Tuesday, May 12, 2009
Board Meeting 5:00PM
Cocktails 6:00PM
Dinner 6:30PM

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
May 8, 2009

HAPPY 55TH ANNIVERSARY CHAPTER 6

This month marks the 55th year since the Mile Hi Chapter 6 was formed. It also happens to be the 75th Anniversary of the International Right of Way Association.

Chapter 6, in the true spirit of right of way professionals around the world, is throwing a party and your invited.

We will be recognizing past presidents and retired members. There will be music and a slide show of the Chapter's past. It will be a great time to say hello to someone you have not seen in years.

The festivities will be at the Doubletree Hotel, 3203 Quebec Street just south of I-70. The cash bar will open at 6:00pm for cocktails and socializing and dinner should start around 6:30.

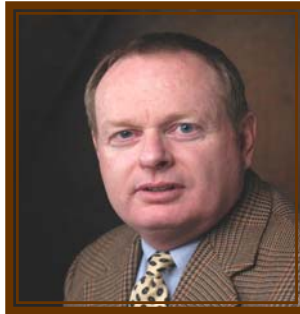


HAPPY 55TH ANNIVERSARY CHAPTER 6

Remember to reserve you spot by
letting Nicole or Deb know!



President's Message



Hello Members and Happy 55th Anniversary to Chapter 6!

As you know, our May meeting isn't so much of a meeting as it a celebration. It is a celebration that recognizes our longevity and viability as a professional organization, a celebration of our history, and a celebration of the relationships that have and will continue to be formed by and among our members. It is, after all, these relationships that have formed the backbone of Chapter 6, and it is these relationships that will continue to move us forward as a Chapter. In essence, we are congratulating ourselves on the collective efforts to get Chapter 6 to 55 alive and well in recognition of the IRWA's 75th Anniversary.

Given our busy work schedules and home life, many of us are often unaware of the good work that goes on within this organization. For example, how many IRWA members know about the good work of the International Pipeline Committee and of the great relationships it has forged with Federal agencies such as FERC and the BLM? How many members know about the dedication of International Relocation Committee members and the countless hours that they have spent reviewing and revising coursework and preparing the Q&A you see in the magazine? In either case, the most likely answer is not very many when compared with the whole...and these are just a couple of examples.

Thus, we need an opportunity to recognize and thank the members/volunteers, past and present, that have made Chapter 6 a viable organization. We need an opportunity to recognize and thank those that have expended countless hours toward advancing the IRWA and the right of way profession as a whole. We need an opportunity to raise awareness. We need a party!

Celebrating doesn't mean that we are resting on our laurels – I believe there are greater things to come. But we should pat ourselves on the back for what we have accomplished to date. We have that opportunity on May 12th and in Indianapolis next month. Please join us!

JEP

P.S. In an effort for us to “get to know” the entire membership, we will begin to feature biographical information about two or three of our members in each upcoming Newsletter. So, don't be surprised when you receive a call/request and please don't be shy!

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)**

Chapter 6 would like to offer our condolences to the family and friends of Willis Bashor, a retired electric transmission ROW agent and office director for Public Service Company of Colorado, who passed-away earlier this year at the age of 96. He worked for PSCo for 36 years.

Welcome New Members



ERIN COCHRAN SANDRA SCHNEIDER
SOMMER HENTE EDWARD BARELLA

DID YOU KNOW?

Chapter 6 subsidizes the cost of dinners meetings so that our members only have to pay \$25.00.


Also, please be aware that if you make a reservation and then do not cancel before noon on the day of the meeting that you may be responsible for the cost of the dinner if: i) we do not meet the minimum number of attendees (currently 37), and/or ii) we do not have sufficient walk-ins to make up for the shortfall in reservations that are given to the hotel. We understand that things happen last minute sometimes and that notice can't always be given, but when such is not the case we expect you to be as responsible in this regard as you would be in your job or with your personal finances.

Cinco de Mayo celebrates Mexico's 1862 victory over the French army in the Battle of Puebla. Today, it's widely observed in the U.S. as a celebration of Mexican culture - and, of course, Mexican food and drink.

CHUNKY GUACAMOLE

Ingredients

- 4 ripe avocados
- 3 limes, juiced
- 1/2 red onion, chopped
- 1 garlic clove, minced
- 2 serrano chiles, sliced thinly
- 1 big handful fresh cilantro, finely chopped
- Extra-virgin olive oil
- Kosher salt and freshly ground black pepper



Directions

Halve and pit the avocados. Scoop out the flesh with a tablespoon into a mixing bowl. Mash the avocados with a fork, leaving them somewhat chunky. Add the remaining ingredients, and fold everything together to gently mix. Lay a piece of plastic wrap right on the surface of the guacamole so it doesn't brown and refrigerate 1 hour before serving.

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, Common Ground, on Friday, July 31, 09.

The new course, owned by the Colorado Golf Association and the Colorado Women's Golf Association (and the community), is scheduled to open on 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 Mira Vista course. 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 encourage everyone's participation in this fun event no matter the skill level. Look for the registration form in your e-mail box soon!

RBP



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.

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