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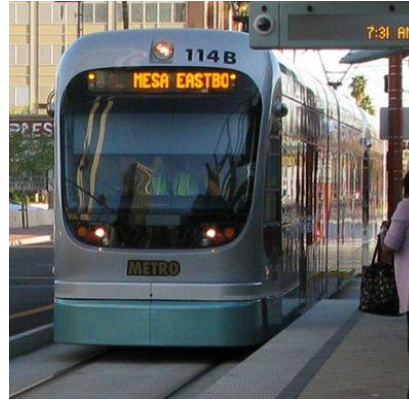
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**INSIDE THIS ISSUE**

- 2 President's Article
- 3 Committee Chairs
- 4 In the News
- 5 Calendar
- 6 New Members



**Keep on Truckin' –** The ridership of the Valley Metro Light Rail continues to increase. Ridership went from roughly 911,000 in January 2009 to just over a Million in January 2010. April's ridership topped 1.2 million. (*above*)

**Katy Freeway –** An artist's rendering of the Katy Freeway in Houston, Texas. The 23-mile stretch of I-10 began in 2003 and was completed in October of 2008. (*below*)



**June  
Member Meeting  
AND  
Officer Installation**

**When:**  
June 8, 2010 – 11:30 a.m.

**Where:**  
Jumbo Buffet and Grill, 3414 W. Southern Avenue, Suite 168, Phoenix 85041  
602-243-3383

**Cost:** \$10.00

**Menu:** 100+ items from Asian, Sushi, Seafood, BBQ, Stir Fry, Salad Bar, Desserts & Drinks.

**Speaker:** 2010-2011 Officer Installations will occur.

*Reservations must be received on or before: 5:00 P.M. on June 4.*

<http://www.irwachapter28.org/chapter.asp>

# A Word from Our President ...

**Karen L. Williams, SR/WA**

June is upon us and we have just begun to see triple digit temperatures. It just doesn't get much better than this! Arizona, what a great state we live in!

Kathie Sholly and I will be attending the IR/WA's 56<sup>th</sup> Annual International Education Conference at the end of the month. I understand that there are over 700 attendees registered to date. I know there are other members from Chapter 28 that will attend, such as Chris Banks, our Region I representative. I hope that some of our other members have the opportunity to be there as well. If you plan to attend, send me an email so I know to look for you.

As you may know, business of the association is conducted during the conference. One major item is voting on the association's annual budget. There has been a lot of discussion between the Chapters about the proposed budget, thanks to Kathie Sholly. She spent a lot of time and effort reviewing the budget and questioning many of the line items. Some of the comments that she received, as well as the proposed budget, are posted on the Region I website at:

<http://region1.irwachapter46.org>

In addition, there are several pre-conference courses offered, as well as numerous educational sessions during the conference. You can find this information on the Association website at <https://www.irwaonline.org>. The opportunity to meet with folks in our business, both public and private, from all over the country as well as Canada is priceless.

I want to thank you all again for supporting the Chapter 28 Executive Board members. Please send in your reservations for the June 8th Member Meeting, as it will be the Installation of the Kachina Chapter 28 Officers for the new fiscal year July 2010 through June 2011.

Quote for the month ... "The really happy person is one who can enjoy the scenery when on a detour." - Unknown



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OPEN

## **Ethics**

OPEN

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OPEN - No Chair at this time

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### **SEMINAR MEETING**

OUR 4th Seminar meeting has been scheduled for:  
June 15th at 11:30 am.

Please join us to meet and plan details for our **Annual Education Seminar** to occur **September 15 to 17, 2010.**

Meet at the Tierra Right of Way office in the U.S. Bank building at: 101 N. 1st Ave, Ste 2075. Parking is under the building on Adams, or take the Light Rail.

Bring a brown bag lunch if desired, drinks provided.

## FROM THE BOARD OF APPRAISAL - SB 1351 RULES COMMITTEE, FIRST MEETING

*Submitted by Dan Pietropaulo  
Executive Director, Arizona Board of Appraisal*

Welcome to the Arizona Board of Appraisal News Blast.

As your new Executive Director, this will be my first, but not last, communication with you. As we become more established in the daily routine of the Board functions, there will be more communications forthcoming. I believe that good communication is the key to success, especially in working with such a large regulatory body of appraisers and tax agents. As you know, we will soon be including appraisal management companies under our regulation, as the Governor has signed SB 1351 regulating AMC's.

Our first meeting of the Rules Committee will take place Thursday, June 3rd, 2010 at 8 AM and will be held at the Pharmaceutical Board Hearing room. This is the new location of our regular board meetings and is on the 3rd floor the West Tower at 1700 W. Washington, Phoenix, AZ 85007. Parking is available in the open lot adjacent on the southwest.

This first meeting of the Rules Committee will be the start of the groundwork for the Rules and will mainly be a discussion of items and issues we will need to include.

I am looking forward to working with all of you and will be in touch on a regular basis.



## No appraisers necessary: City approves recreation trail easement compensation

*Submitted by Mark Keller*

The Madison City Commission approved the acquisition formulas for property easements on Monday -- easements needed to construct a recreational trail from Flynn Field to Lake Herman.

Chad Comes, city engineer, explained that the proposal, which was already approved by the recreational trail commission, would compensate landowners for the trail's construction across their property. City Commissioner Dick Ericsson remarked that the enactment and use of the set of formulas was "the start of the process".

The formulas include earnest money and funding for permanent and temporary easements along the route. Within the formulas, earnest money will amount to \$500 per landowner per parcel.

Permanent easements will amount to the per acre land value multiplied by acre numbers multiplied by 1.4.

Temporary easements will amount to the per acre land value times acre numbers times 10% times 2. Temporary easement payments can also include an additional 10% for crop damages.

The City will base land value on the highest assessed value of land times 2 when considering all land parcels along the route.

Commissioner Nick Abraham asked Comes to estimate the dollar cost "to carry out the offers". Comes replied that the project had about \$50,000 set aside for easements.

Mayor Gene Hexom asked if there was still room for easement negotiations, even if the formulas were approved. City Attorney David Jencks replied that the parties still had the room to make offers and counteroffers, saying "the negotiating process would be allowed at this time".

The easement formulas were approved with a 4-1 vote. Hexom and Commissioners Karen Lembke, Scott Delzer, and Ericsson voted yes. Abraham voted no.

At the start of the meeting, Ericsson requested to hold an executive session concerning contract negotiations and his request was approved.

The commissioners started the closed portion of the meeting at 6:21 p.m. and had finished their business by 6:45 p.m.

## 2010 Legislative Summary of bills passed

**-HB 2045; Legislative council; continuation-** This bill adds in Title 33 that the state, or a subdivision of the state, cannot deny reasonable access to private property. - **SIGNED BY THE GOVERNOR**

**-HB2345: HOA; Condos; For sale signs-** Homeowners' associations or Condo associations are prohibited from banning the display of temporary open house signs, except in common areas. They are also prohibited from regulating a property owner's *For Sale* sign that conforms to industry standards and are owned or used by the seller or the seller's agent, nor can they require a particular sign. Further, they may not regulate open house hours, except for restricting the hours to after 8 a.m. or before 6 p.m. Nor can they prohibit display of for lease signs unless the association does not allow leasing of units. - **SIGNED BY THE GOVERNOR**

**-HB 2371: Home Inspections-** Swimming pools and spas are included in the list of items that a certified home inspector is to examine during a home inspection. - **SIGNED BY THE GOVERNOR**

**-HB2450: Water and wastewater fees and charges-** Prohibits a municipality from refusing service or requiring payment for unpaid water and wastewater services from anyone other than the person contracted with the municipality. - **AWAITING ACTION BY THE GOVERNOR**

**-HB 2689: REALTORS® education requirements-** Requires the Commissioner of ADRE to determine, by rule, the content of the CE courses, which may include the Commissioner's current topics, including short sales and foreclosures. It also defines short sales. - **SIGNED BY THE GOVERNOR**

**-HB 2766: Tenant notice; foreclosures-** If a landlord of a residential property of not more than four connected units that is under foreclosure leases a unit, the landlord must provide each tenant with written notice of possible foreclosure. Form of the notice is prescribed and includes, if known, the date, time and place of the foreclosure sale. If a landlord fails to comply with the notice requirement, the tenant may deliver a notice of breach of agreement and recover damages and obtain injunctive relief. - **AWAITING ACTION BY THE GOVERNOR**

**-HB 2768: Real property transfer fee covenants-** Prohibits private transfer fees to be paid to developers or third-party companies on the sale of real property. Government imposed transfer fees are already prohibited by the 2008 constitutional amendment passed by the voters. - **SIGNED BY THE GOVERNOR**

**-SB 1219: Real Estate Licensee-** Conforms the time a real estate license is valid with the time period for completing education requirements, two years. It allows a licensee to cancel his/her license, it defines business broker and requires a valid fingerprint clearance card before applying for a license. - **SIGNED BY THE GOVERNOR**

*Prepared by Meghaen Duger; VP Government Affairs  
Arizona Association of REALTORS®*

## Calendar of Events

**June 2** - Board Meeting  
(Office of Attorney General)

**June 8** - Member Meeting  
(officer installation)

**June 15** - Seminar  
Planning meeting (Tierra Right of Way office)

**June 27-30** -  
International Conference  
in Calgary, AB Canada

**July 7** - Board meeting  
(Office of Attorney General)

**August 4** - Board meeting  
(Office of Attorney General)

**August 10** - Member  
meeting and luncheon  
(award nominations)

**September 15-17** - 52<sup>nd</sup>  
Annual Education Seminar  
at Desert Willow  
Conference Center

### **\*EDUCATION CALENDAR\***

**September 15** - Course 105 –  
Uniform Act Executive Summary

**September 16** - Course 804 -  
Skills of Expert Testimony

**October TBA** - Course 100 –  
Principles of Land Acquisition

**November TBA** - Course 409 -  
Integrating Appraisal Standards

**November 4 & 5** - Course 700 –  
Introduction to Property/Asset  
Management

TO LEARN MORE OR SIGN UP:  
[WWW.IRWACHAPTER28.ORG](http://WWW.IRWACHAPTER28.ORG)

## June Board Meeting

**When:** Wednesday, June 2nd at 4:30 P.M.

**Where:** Attorney General's Office - 1275 W. Washington  
Phoenix, AZ 85007

**Note:** Entrance on North Side of building and parking is free

# THE IRWA KACHINA CHAPTER WOULD LIKE TO INTRODUCE ITS NEWEST MEMBERS



**Virginia J. Cota**

City of Phoenix

**John D. Cervin**

Galaxy Appraisals



CONGRATULATIONS TO THE WINNERS OF THE  
FREE COURSE CERTIFICATES  
FROM THE MAY MEMBER MEETING:

Mary Smith

Stan Dickey

Gorge Benavides



The District of Columbia recently requested \$74-Million from the federal government to build a bridge across the Anacostia River for streetcars like the one seen on the left. If the funding is approved, the \$74-Million, two-mile link to the Benning Road Metro Station would receive \$25-Million from the Obama administration's urban circulator program for transit projects, according to the Washington Post.



**\$100 Discount Coupon**

Redeemable for IRWA Kachina  
Chapter 28 Course Tuition

Members Name: \_\_\_\_\_

*Must be a Member of Chapter 28  
and attend Three Member Meeting Luncheons*

Executive Board Member signature	Date

Coupon expires one (1) year from latest date above



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