

The Virginia Acquirer

**IRWA—Chapter
52 Newsletter**

May 2019

*Mary Lou Gayle, SR/WA, Editor
Mike Perfater, Editor Emeritus*

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MAY MEETING!

**Our next chapter meeting will be
held on May 17th, 2019
at Hanover Tavern in
Hanover, Virginia!**



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ANDERSON**

&

**Bowman
CONSULTING**

Contact Information -

President-

Ross Greene, SR/WA
rgreene@pendercove.com

1st Vice President-

Lore DeAstra, SR/WA
lore.deastra@vdot.virginia.gov

2nd Vice President-

Mary Lou Gayle, SR/WA
mgayle@vbq.gov

Secretary-

Dianne Williams, SR/WA
dwilliams@suffolkva.us

Assistant Secretary-

Nicole ("Nikki") Foit
nicole.foit@stantec.com

Treasurer-

John Harmon
harmonjohn@chesterfield.gov

Assistant Treasurer-

Dean Sasek, SR/WA
sasekd@chesterfield.gov

Newsletter Editor-

Mary Lou Gayle, SR/WA
mgayle@vbq.gov

DATE: Friday, May 17, 2019

LOCATION:

Hanover Tavern
13181 Hanover Courthouse Road
Hanover, Virginia 23069
(Directions on back page)

SCHEDULE:

**10:30 – 11:30 -Board of Directors
Meeting**
**11:30-noon - Meeting Registration
& Networking**
Noon-12:45-Lunch
**12:45-1:15 Chapter Business Meet-
ing**
1:15—Speaker—TBD

LUNCH MENU:

Buttermilk fried chicken
Pulled pork BBQ w/ Virginia BBQ sauce
Cole slaw; Southern style green beans
Macaroni and cheese; Rolls and butter
Desserts— brownies, cookies, & bars
Non-alcoholic beverages

**COST: ONLY \$20.00 RSVP by
May 10th to Carrilin Hirsch**

chirsch@pendercove.com

Save time-pay ahead using PayPal:

[Paypal.me/IRWACHapter52](https://paypal.me/IRWACHapter52)

**Please note! If you RSVP and do
not attend, you are still responsi-
ble for the \$20.00 fee.**

Congrats to our new Chapter 52 2019-2020 Officers!!

President: Lore DeAstra, SR/WA

1st Vice-President: Mary Lou Gayle, SR/WA

2nd Vice-President: Carrilin Hirsch

Secretary: Dianne Williams, SR/WA

Asst. Secretary: Kim Gruber-Glubke, SR/WA

Treasurer: John Harmon

Assistant Treasurer: Dean Sasek, SR/WA

International Director

Lore DeAstra, SR/WA (1 year)

Mary Lou Gayle, SR/WA (2 years)

PDC Committee Members—3 yrs

John Honnick, SR/WA

David M. Perry, SR/WA

MESSAGE FROM OUR PRESIDENT...

President's Message:

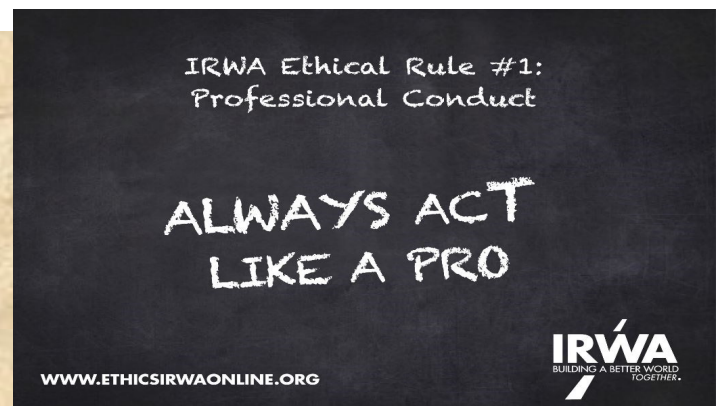
As my term as President of Chapter 52 draws to a close, I want to thank everyone that I have interacted with in this wonderful experience in leadership, to the extent that I did any leading beyond trying to stay out of the way and let a great organization composed of passionate, competent, and dedicated individuals, continue to do what it does best, improve people's quality of life through education and infrastructure development. I am excited to turn the presidency over to the industrious and dedicated Lore DeAstra who has been a great help to me in my time as president. I am sure that the chapter is in good hands with Lore and the rest of the senior chapter leadership, including our amazing newsletter editor Mary Lou Gayle as vice president, my magical, long-suffering practice group administrator Carrilin Hirsch as second vice president, the wonderful Dianne Williams as secretary, and our unstoppable treasurer-for-life John Harmon whose work we all cannot thank him for enough.

I look forward to continuing to serve the IRWA membership, as I have been elected to serve as the Secretary/Treasurer for Region 4. I will also be continuing to serve as the Region 4 representative to the Governance Taskforce. If you have any thoughts or concerns about governance of the association, please do feel free to let me know. I am happy to discuss the matter with you offline, at our chapter meetings, region forums, or the upcoming 65th Annual International Education Conference, June 9th-12, 2019, in beautiful Portland, Oregon.

In addition to the international conference, we have another wonderful opportunity coming up for members of the chapter to participate in the organization at a broader level, at our upcoming Region 4 Fall Forum in Alexandria. I encourage everyone who can make the time to come out and experience a forum. It is a great opportunity to network in the association and meet professionals that you might not otherwise meet from other chapters. We should have an excellent time, as my partner Dave Arnold is chairing the Fall Forum committee, and I will be heading up the hospitality suite. We hope to see you there!

In closing, thank you all again for allowing me to serve and participate in this organization that does such great work and is such an important part of my life.

~D. Rossen S. "Ross" Greene, Esq., SR/WA



RECIPE OF THE MONTH

SPRING LIME TEA COOKIES PRINTED FROM: WWW.ALLRECIPES.COM

Ingredients

- 2 tsps. Lime juice
- 1/3 cup milk
- 1/2 cup butter softened
- 3/4 cup white sugar
- 1 egg
- 2 tsps. Lime zest
- 1 3/4 cups all purpose flour
- 1 tsp. baking powder
- 1/4 tsp. baking soda
- 2 Tbls. Lime juice
- 1/4 cup white sugar (can use confectionary sugar if desired)

Directions

- Preheat oven to 350 degrees. Com-

bine the 2 tsp. of lime juice with the milk— let stand for 5 min.

•In a large bowl, cream together the butter and 3/4 cup sugar until light and fluffy. Beat in the egg, then stir in the lime zest and milk mixture. Combine the flour, baking powder and baking soda, blend into the creamed mixture. Drop by rounded spoonfuls onto the ungreased cookie sheets.

•Bake for 8-10 min. in the preheated oven, until the edges are light brown. Allow cookies to cool on baking sheets for 5 minutes before transferring to a wire rack to cool completely.

•To make the glaze stir together the remaining lime juice and sug-



ar. Brush onto cooled cookies.

Makes 24 cookies—Ready in 50 min.

Asset Management



ADMINISTRATION
ASSETS
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COMPREHENSIVE
ENHANCING
EXCHANGE
FRAGMENTED
FUNCTIONAL
GROUPS
INCREASE
INTANGIBLE
INTEGRATION
LEASE
LICENSE

MAINTAINING
MANAGEMENT
OPTIMIZATION
OPTIONS
PARTNERING
PRODUCTIVITY
PROPERTY
PUBLIC
RATIONALIZATION
REVENUES
SELL
SEPARATION
TANGIBLE
TECHNOLOGY
VALUE

Y Q T K K K H E C B V G Y A U E R J F F N V N F Z
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E X C H A N G E K B T O K T E S N E C I L E B M V

"What is a weed? A plant whose virtues have never been discovered."
~ Ralph Waldo Emerson

CONSULTANT'S CORNER—by Al Dorin

In this installment of *Consultant's Corner*, I had planned to discuss the perplexing challenges in easement valuation involving overlapping easements, replacement or “push-back” easements, temporary construction easements, and prescriptive right-of-way as legislated by the Byrd Act. But after sharing my experiences on a couple of these, I found that I had enough for two articles, so I have limited my discussion in this issue to the valuation of the temporary construction easement (often referred to as a TCE) and the prescriptive right-of-way created by the Byrd Act. The other two will be covered in the next edition.

Again, I make reference to the VDOT Appraisal Guide that can be found on the VDOT website at http://www.virginiadot.org/business/resources/Right_of_way/Appraisal_guide.pdf. With the exception of replacement easements, the other three easements are all discussed in the guide.

Temporary construction easement – The TCE is typically acquired to accommodate construction of a proposed infrastructure improvement. The easement line lies beyond the limits of construction (usually shown by dashed lines on road construction plans) to allow sufficient area for vehicles and workers to move and maneuver during the period of construction. It is also used to encumber areas adjacent to access points to facilitate a driveway entrance replacement and/or repairs and removal of buildings in partial acquisition situations.

The first question that comes to mind in the imposition of this easement is “How long is temporary?” In the vast majority of the cases involving easements acquired for road construction the recorded document states that the construction easement remains in place until the proposed construction is complete. Since this may vary, no definitive date or time is stated and no evidence of the termination of the easement is recorded in public records. From a practical standpoint, the encumbrance is only “active” during the period of construction along that portion of a respective property along which the easement is located. However, from a legal standpoint the easement is in place until the project is complete and, as some attorneys have argued, if the right exists, the right will be exercised; therefore, one could assume that the easement is “active” during the entire time of its encumbrance. From either viewpoint, the measure of impact of the easement on the property's value should be derived from market supported data, a challenge many appraisers find daunting. However, as is the case with most easements associated with corridor-type infrastructure construction, proving the impact of their encumbrance based upon a market sales analysis is not a productive exercise, especially when they are often included with fee acquisitions and other easements.

The traditional valuation approach has been to consider the TCE as a rental of the area encumbered for a period of time, usually from the date of recordation of the easement to the anticipated date of construction termination, which is often obtained from the design engineer. Depending on the size of the project, the periods most often quoted have been in the one to three-year time frame. For road construction, a small intersection improvement project would be at the lower end of this time period while say a half plus mile road widening project would be at the higher end.

While not abundant in availability, land leases do exist and are often based on a market-derived rate of return on investment times the value of the land. The return rates are at least equal to if not higher than capitalization rates derived from the sale of income-producing properties. This rate would then be applied to the concluded unit value of the land times the area to be imposed. As an example, assume a return rate of 10%, a unit land value of \$12.00 per square foot, and a TCE size of 1,000 square feet. The annual dollar return on or rental of the imposed area would then be calculated at \$1,200 (1,000 SF x \$12/SF x 10%). If the TCE is projected to encumber the land for two years, then the rental amount would calculate to \$2,400 (2 yrs. x \$1,200 return per year). Note the operative word is “calculate”. Logic prevails once again over market-supported analysis.

This methodology, based on logic, presents challenges. Many years ago when interest rates were high, rates of return approached levels hard to believe possible in today's economic environment. An annual rate of return of 15% for a construction period of three years, which was not uncommon during the inflationary years of the 1980s, yielded a total of 45% being applied to a TCE. At that rate, the TCE had effectively reached a level of perpetuity based on the percentages that were being applied to permanent easements at that time.

CONSULTANT'S CORNER—cont.

An experienced review appraiser recently shared with me that possibly a better methodology for dealing with the values of TCEs would be to apply a lump sum percentage based on a comparison with the percentages being used for permanent easements as opposed to basing it on an annual return. Albeit a subjective basis, it eliminates reference to a specific time period, which can be the source of a legal argument regarding the effective period of encumbrance.

Another challenge regarding a TCE is the potential impact it has on the land that it will encumber. In many instances, structures located in a TCE, such as signs and light poles, can be worked around during construction, and they should be marked accordingly on the plans with "DND" or Do Not Disturb. However, the issue becomes more complicated when the TCE encumbers an area used for parking for an income-producing property or other commercial business. While from a practical standpoint loss of parking would be for a relatively short period, it has been argued from a legal standpoint that the potential loss could be for the duration of the encumbrance thereby resulting in damages to the remainder due to a negative impact on the operation of a business or leasing of rental space. Such matters should be discussed with legal counsel before making any assumptions as part of a value conclusion if there is a potential for such argument.

Prescriptive Right-of-Way - In 1932, the Byrd Road Act was passed that resulted in a prescriptive easement being placed on what became our secondary road system in the Commonwealth. Still in existence in the vast majority of the counties, the easement is measured 15 feet from the centerline of the road on both sides for a total width of 30 feet. In most instances, adjoining property boundary lines are formed along the centerline of the road resulting in fee ownership being retained by the respective landowners on either side.

In most road widening projects in which this author has been involved, the obtainment of fee ownership of the area in prescriptive right-of-way has been part of the project. In that private property rights are being acquired, the appraiser is asked to value the worth of the area in prescriptive right-of-way.

The conventional wisdom many years ago, at least among my appraiser mentors, was that landowners were effectively prohibited from being able to use any portion of the area within prescriptive right-of-way on their property since it was reserved for use by the Commonwealth for roads and appurtenant improvements including drainage ditches and shoulders. As such, no contributing value was placed upon the rights retained by the landowner.

A plausible argument often offered by landowners during negotiations was that real estate taxes were being paid on the encumbered area with no recognition by the tax assessor of any discount being applied for it being encumbered with a prescriptive easement. Although this was methodology used for real estate assessment purposes and not necessarily reflective of market value, most appraisers do not include any discount in their sales comparison analysis for properties having prescriptive right-of-way included in acreage that is sold. One could argue that the indicated sales price per acre for land that includes prescriptive right-of-way reflects such a discount and that the encumbered area's unit value should be treated accordingly.

At some point in time, at least in the last 15 years, VDOT began allowing privately owned underground utilities, such as fiber optic lines, within prescriptive right-of-way. Since the landowner retains fee ownership of the encumbered area, the right to use any portion of the corridor for a use not associated with the Commonwealth's use of the right-of-way for a road must be obtained from the landowner. One could then argue that such needed rights have a marketable value. Of course, not all properties are likely candidates for having a fiber optic line traversing their road frontage, but such possibility should at least be acknowledged and logically valued . . . which is an analytical task beyond the scope of this article.

Allen G. Dorin Jr., MAI, SRA, R/W-NAC, President ~ KDR Real Estate Services
2500 Grenoble Road. Richmond, Virginia 23294,
(Office) 804-672-1368, Ext. 302, (Fax) 804-672-1373, Website: KDRrealestateservices.com,



We are still ironing out all the details, but you need to make plans to attend this Fall's Region 4 Forum, which will be held in beautiful Alexandria, Virginia— The hotel is located in Old Town, Alexandria and within walking distance to Union Station and the Metro Stations. There is so much to see and do you may want to book a couple extra days! We are looking for sponsors and Volunteers to help with this exciting Event. Please see page 14 of this newsletter for more information. This Forum is one you don't want to miss!



REGION 4

FALL FORUM

November 6th - 9th, 2019

Embassy Suites

Alexandria, Virginia

SAVE THE DATE !

Presenting Sponsor:





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The Eminent Domain Litigation team at Sands Anderson has decades of experience litigating condemnation and inverse condemnation cases, representing state and local governments throughout the Commonwealth, as well as advising condemning authorities, governing bodies, government agencies and their representatives.

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- Defending inverse condemnation cases

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monday night @ the square

Auction Details

Pioneer Square, Portland, Oregon

Monday, June 10, 2019

Exciting NEW silent auction for all IRWA members!
Silent auction will be web- and smart phone-based via Handbid.com.

The RWIEF silent auction will be available to *all* members, whether or not you attend the Monday Night Event. There will STILL be a short live auction at the Monday Night Event on Monday, June 10th, at 7:30 p.m.

When is the silent auction opening?

☐ Silent auction available remotely via Handbid.com, or download the app to your smart phone. The auction will begin on May 1 at 8:00 a.m. and end on Monday, June 10, at 9:00 p.m.

Want to donate? Here's the deal:

- ☐ All items are welcome and we encourage local unique items that represent the heritage or character of each chapter and/or region or individual donor.
- ☐ Gift cards in any amount are welcome.
- ☐ Gift baskets are good.
- ☐ Other items of value are great (i.e. condo stays, airline miles, hotel points, courses, instructor fees).
- ☐ LIVE AUCTION ITEMS!!! 5-7 exclusive items limited to the most unique and high value items.

Where do I send or bring the auction item?

- ☐ Items can be shipped to Portland, but MUST be received by June 4th. Contact Auction Committee for address.
- ☐ Items may be dropped off at the Monday Night Registration Booth on Saturday June 8th.
- ☐ Items may be dropped off at the RWIEF Exhibition Hall Booth BEFORE noon on June 10th.
- ☐ Items may be shipped from donor directly to winning bidder (donor details are provided in the Handbid app).

NOTE: RWIEF is NOT responsible for shipping of ANY auction items!

How do you get your items listed on Handbid?

- ☐ Email a photo of the item and description to RWIEFauction@gmail.com.
- ☐ Please include 'value' or suggested donation.

Who to contact for questions and further information about the auction?

RWIEF Auction Committee:

- ☐ Kasy Baldauf, kasy.baldauf@airliquide.com 713-320-5306
- ☐ Carmelita Delgado, carmelita.delgado@percheronllc.com 801-656-9701
- ☐ Lara Bailey, lara.bailey@enbridge.com 207-737-8249
- ☐ Craig Poorker, cpoorker@greenergy.com 763-445-5980
- ☐ Kevin Winner, kevin.winner@percheronllc.com 505-239-6505

Winners are to pick up their items Tuesday and Wednesday at the Hilton designated room.
Payment is by your credit card linked to the Handbid app secure system.



IRWA Conference June 9 - 12, 2019 Portland, OR

Have You Registered?

[CLICK HERE](#) to find out more information and to register.

Become a
SPONSOR

Sponsor at the IRWA Conference

Highlight your company to over 1000 Right of Way professionals in attendance!

Become an
EXHIBITOR

Exhibit at the IRWA Conference

Don't miss out on this opportunity to participate in the IRWA Expo at the conference!

Conference Updates brought to you by:



McElhanney

International Right of Way Association

www.irwaportland2019.org

Have you renewed your Membership?

If not, *you will be missing out on:*

- ✓ Staying **current** on changing trends with IRWA's educational resources, conferences, Right of Way Magazine, Chapter 52's meetings and newsletter.
- ✓ Discounted **credentialing** with a wide range of certifications and designations that will help you differentiate yourself in a competitive marketplace, while enhancing the value you bring to your employer and clients.
- ✓ Remain **connected** to a worldwide network of industry experts and peers through meetings, seminars and events at the Chapter, Regional and International levels.

By renewing your membership, you will receive the benefits that come with being current, credentialed and connected.

There are two ways to renew: 1) *by mailing in your renewal notice* or 2) online by:

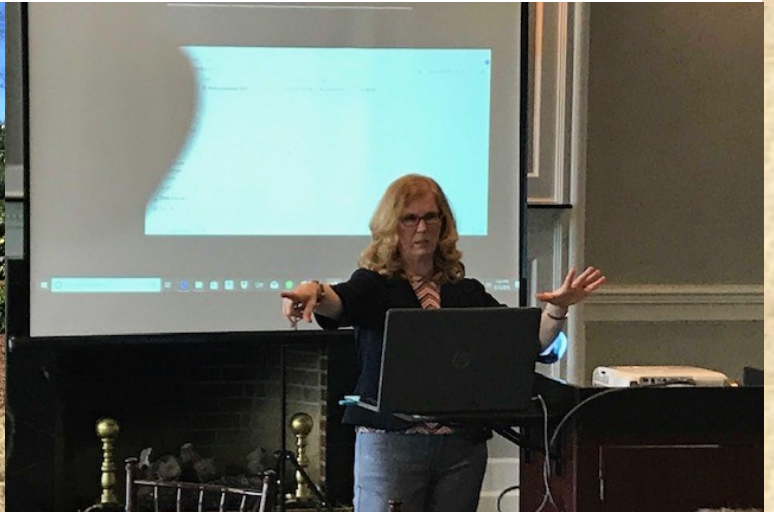
- Go to: www.irwaonline.org
- Click option: Renew Dues
- Enter your: Email Address and Password

If you have any questions on the different types of memberships offered, please contact:

Cathy Dignard
Phone: 757-407-2287
Email: Dignard.CA@gmail.com

IRWA Chapter 52's March meeting was held at the beautiful Ford's Colony Country Club in Williamsburg, Virginia on March 15th. Many thanks to Elizabeth Chupik.

Associate City Attorney for the City of Virginia Beach, who gave a wonderful presentation on Eminent Domain Trail Practice and Procedures. I think everyone enjoyed it thoroughly and took several good pointers away with them. Attendees were also able to vote for Chapter Officers for FY 19/20. Many thanks to Al Dorin, who like so many other times, led the invocation.



ANNOUNCEMENTS!

PLEASE WELCOME CHAPTER 52'S NEWEST MEMBERS!

- *Kristen Vachet David - Team Fishel*
- *Loran R. Maszton - Team Fishel*



~~ ANNOUNCEMENTS! ~~

DID YOU KNOW THAT CHAPTER 52 HAS A NEW WEBSITE???

www.irwa-ch52.com

CHECK IT OUT!

THERE IS A LOT OF IMPORTANT INFO IN THERE!
 MANY THANKS TO LORE DEASTRA FOR ALL HER HARD WORK ON THE WEBSITE- SHE HAS DONE AN AWESOME JOB!
 IF YOU HAVE ANY QUESTIONS/COMMENTS RE: OUR WEBSITE?
 CONTACT LORE AT lorefd@yahoo.com

WELCOME

The International Right of Way Association is a professional volunteer member organization comprised of global infrastructure real estate professionals. Our members include:

- Acquisition Agents
- Asset Managers
- Environmental Specialists
- Attorneys
- Title Experts
- Appraisers
- Engineers
- Property Managers
- Surveyors
- Utility Managers

Since its inception as a not-for-profit association in 1934, the IRWA has served professionals who acquire, manage and transfer the land rights needed for building and maintaining energy and transportation infrastructure.

Want to know more?

IRWA
BUILDING A BETTER WORLD TOGETHER

OUR CHAPTER

... began in 1969. Fifty years later, we have grown to over 250 members with specialties in Transportation, Nautical, Aeronautics, and Utilities.

Video courtesy of VDOT

OUR PURPOSE

We improve people's quality of life through infrastructure development

WE ABIDE BY

- A Code of Ethics
- Rules of Professional Conduct
- Standards of Practice
- Disciplinary Procedures

MEMBERSHIP

2019 FALL FORUM - NOVEMBER 6 - 8, 2019

Are you looking for a way to get involved with some of the best professionals out there? Chapter 52 is going to be hosting the IRWA Region 4 Fall Forum in 2019. That may sound like a long way away, but really it will be here before we know it - and hosting a Forum takes a lot of planning and volunteers!

The 2019 Fall Forum is going to be located in Alexandria, Virginia

WE NEED YOU!!!!

Interested? Of course you are! This is going to be fun!

Contact Dave Arnold at darnold@penderseward.com

If you haven't reached out to offer assistance - please do so right away - Many hands make light work!

Please take a minute and get involved!

WANT TO KNOW MORE? SPONSOR AN EVENT?

2019 NEWSLETTERS

January

March

2018 NEWSLETTERS

January

July

March

September

May

November

Do you have any ideas for the newsletter?

Send an email today!

ROW MAGAZINE

Read "Worth Its Weight in Gold", an article featured in the National IRWA Right of Way Magazine (September/October 2018) about our the Chapter 52 Newsletter Editor, Mary Lou Gayle, SR/WA.

Are You Our Next SPONSOR?

For more information

\$300 gives YOU:

- A captive audience at Your sponsored meeting
- 1/2 page of advertising in the

Attached is the Treasurer's report for Chapter 52 that was presented at the last meeting which was held in Charlottesville, VA. Many thanks to our wonderful Treasurer, John Harmon for his dedication and hard work on behalf of our chapter!

TREASURER'S REPORT

February 28, 2019

CASH & RESERVES AS OF DECEMBER 31, 2018	\$57,453.28	
<u>SAVINGS</u>		
Balance as of December 31, 2018		\$40,554.80
Interest Deposit - January 1, 2019		\$4.41
Balance as of February 28, 2019		\$40,559.21
<u>CONFERENCE / FORUM FUND</u>		
Balance as of December 31, 2018		\$522.21
Interest Deposit - January 1, 2019		\$0.06
Balance as of February 28, 2019		\$522.27
<u>CHECKING</u>		
Balance as of December 31, 2018		\$16,376.27
<u>Receipts</u>	January 1, 2019 - February 28, 2019	
January Meeting Registrations from PayPal		\$153.86
January Meeting Registrations		\$1,040.00
Total		\$1,193.86
Total Receipts	\$1,198.33	
<u>Disbursements</u>	January 1, 2019 - February 28, 2019	
Cathy Dignard - Membership Pins (3080)		\$195.00
The Gourmet Gang - November Lunch (3081)		\$450.84
Michie Tavern - January Lunch (3082)		\$1,338.95
Lore DeAstra - Website Expenses (3083)		\$352.15
IRWA- Honorary Life Member Dues - Al Laube (3084)		\$56.25
IRWA- Hon. Life Member Dues - Ben Holladay & James Gardner (3085)		\$112.50
Lore DeAstra - Education Conference Expenses (3086)		\$2,698.56
Total		\$5,204.25
Balance as of February 28, 2019		\$12,365.88
Total Disbursements	\$5,204.25	
Excess of Disbursements over Receipts	\$4,005.92	
CASH & RESERVES AS OF DECEMBER 31,2018	\$53,447.36	

**VOLUNTEERS
NEEDED**



**VOLUNTEERS
NEEDED**

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Contact Dave Arnold at darnold@pendercoward.com

If you haven't reached out to offer assistance— please do so right away— Many hands make light work!

Please take a minute and get involved!





UPCOMING CHAPTER 52 EVENTS— MARK YOUR CALENDARS!!!



May 2019 -

May 17th—Hanover, VA—Sponsored by Sands Anderson & Bowman

June 2019 -

June 9-12th - 65th Annual International Education Conf.— Portland, OR

July 2019 - Board meeting only

July 19th—location TBD

Would you or your firm be interested in sponsoring a meeting? If so, please contact John Harmon at HarmonJohn@chesterfield.gov We are always looking for Sponsors!

CHAPTER 52 IS NOW ON FACEBOOK!!!!



Visit our page at: www.facebook.com/



Continuing education and professional development are essential to the growth and advancement of our Right of Way profession.



RIGHT OF WAY EDUCATION

The Building Blocks of our Profession



EDUCATION NEWS!

Course 102 – Elevating your Ethical Awareness -

Date: November 6, 2019—Alexandria, VA

Cost: \$265.00 Member / \$330.00 Non-Member

After 10/15/2019 \$290.00 Member / \$355.00 Non-Member

INSTRUCTOR

James Olschewski, SR/WA, and IRWA Executive Committee Secretary

REMEMBER—ETHICS MUST BE TAKEN EVERY 5 YEARS!

COURSE COORDINATOR

D. Rossen Greene, SR/WA

rgreene@pendercoward.com



CLASS LOCATION— FOR ALL COURSES

Embassy Suites Alexandria Hotel
1900 DIAGONAL RD | ALEXANDRIA, VA
22314

SUGGESTED ACCOMMODATIONS:

Embassy Suites Alexandria Hotel
1900 DIAGONAL RD | ALEXANDRIA, VA
22314—\$181.00 single occupancy

Use this link to book your rooms:

<https://embassysuites.hilton.com/en/es/groups/personalized/W/WASOTES-RWA-20191106/index.jhtml>

Note— This class will immediately precede Region 4's Fall Forum— You are welcome to attend our forum as well— please see this link for more information

<https://www.irwa-ch52.com/events>



Don't forget to explore the "IRWA University" page under the Education section of the IRWA website. You can take online courses at a convenient time and place for you. Visit www.irwaonline.org today! Or simply click on one of these two links to see what's out there!



From the North:

Follow Interstate 95 South to exit 92 toward Hanover. Take a left onto the exit, toward Hanover, onto VA-54 E (Patrick Henry Road). Follow VA-54E to the end, about 5.5 miles, and take a Right on US-301 towards Hanover. Hanover Tavern will be on your right hand side, about half a mile down.

From the South:

From the city follow Interstate 95 North to exit 92a, toward Hanover, onto VA-54 E (Patrick Henry Road). Follow VA-54E to the end, about 5.5 miles, and take a Right on US-301 towards Hanover. Hanover Tavern will be on your right hand side, about half a mile down.

From the West:

Follow Interstate 295 S towards Washington/Norfolk to exit 41A. Merge onto Chamberlayne Avenue / US-301 / VA-2 towards Hanover. Follow US-301 / VA-2 for 10 miles. When the speed limit drops from 55mph, to 45mph and then to 35mph within a half mile, Hanover Tavern is coming up on your left hand side, at the top of the small hill.

From the East:

Follow Interstate 295 N towards Washington to exit 41A. Merge onto Chamberlayne Avenue / US-301 / VA-2 towards Hanover. Follow US-301 / VA-2 for 10 miles. When the speed limit drops from 55mph, to 45mph and then to 35mph within a half mile, Hanover Tavern is coming up on your left hand side, at the top of the small hill.