

Dear Chapter 1 Members,

Best wishes on a happy holiday season and good luck to you in the new year. The year flew by, remember that stormy weather at the Tri-Chapter luncheon last year at Universal Studios. It does not seem that long ago. Each of us has our own personal take on what is important about this season; I hope you are able to have what is important to you and partake of the good will and positive spirits available now. IRWA and holiday season thoughts:

- Family – Is IRWA your second or third family? People that know a great deal about me and my life are in IRWA; people I consider to be close friends and wish the best for. I know this is true for others. I truly appreciate the great people in our group. So many people work so hard to make the classes and events happen.
- Giving – I would guess that collectively key people within our group donate at least one thousand hours or more a year to keep our Chapter going. Our charter also donates money and scholarships locally, nationally and internationally within IRWA.
- Tradition – Newsletters, luncheon, classes, seminars, education programs year after year is the tradition of the IRWA.
- Thank you for the family spirit, charity and learning.
- Happy Holidays, Norman



**Norman Eke IRWA
Chapter 1
President**

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Membership Luncheon

September 29, 2015

Stevens Steakhouse

Presentations by David Roberts and Mitchell Eglander



David Roberts is a Los Angeles native and has been actively engaged in revitalizing large portions of Los Angeles since the 1992 Civil Unrest.

He currently serves as the Economic Development and Planning Director for City Councilmember Joe Buscaino where he oversees projects and policies for Los Angeles' 15th Council District which includes the communities of Watts, Harbor Gateway, Harbor City, Wilmington and San Pedro as well as the Port of Los Angeles. David manages a three-member Economic Development and Planning team which manages community and city-wide Planning, Housing, Transportation, Public Infrastructure, Workforce Development and Business Policy initiatives.

Roberts also owns his own firm, providing Government and Strategic Relations services for his clients. He serves on the Figueroa

Corridor Partnership Business Improvement District, Friends of EXPO Center, Los Angeles Department of Water and Power Recycled Water Advisory Group, Los Angeles Trade Tech Citizen's Advisory Committee and PV Jobs Board of Directors



Mitchell Eglander was born and raised in the San Fernando Valley. He attended valley public schools and has dedicated his life to public service and to making the Valley a safer and better place to live, work, and raise a family.

Mitch was elected to serve as Los Angeles City Councilmember for the Twelfth District on March 8, 2011, to serve the communities of Granada Hills, Northridge, Porter Ranch, Chatsworth, North Hills, Reseda, Sherwood Forest and West Hills. In July 2013, he was unanimously voted by his peers to serve as President Pro Tempore of the City Council. He serves as Chair of the Public Safety Committee, Vice-Chair of the Budget and Finance Committee and is a member of the Planning and Land Use Management Committee, and the Executive Employee Relations Committee. He was re-elected in 2015 with 100% of the vote.

For most of his life, Mitch has been active in civic, philanthropic, and public safety activities. He is the immediate past Chair of the North Valley Family YMCA and serves on the boards of numerous community organizations including the American Diabetes Association, San Fernando Valley Jaycees, Providence Holy Cross Hospital, West Valley Boys and Girls Club, The Jewish Home for the Aging, Valley Leadership Institute, Devonshire Police Activities League (PALS), New Directions for Youth, New Horizons, Supporters of Law Enforcement in Devonshire (SOLID), and many others.

Thank you to our speakers for excellent presentations with a long question and answer period.

Chapter 1 Annual Fall Seminar at the Sheraton Hotel in Pasadena



Brad Kuhn and David Graeler



Break Time



Bill von Klug Speaks From the Heart



Vivian Howell (Love that smile)

Chapter 1 held the annual Fall Seminar on October 9 at the Sheraton Hotel in Pasadena, this year in conjunction with the Fall Forum on October 10. Thanks to the presenters and to all attendees who came together and shared experience and friendship. Thanks also to the Seminar Planning Committee for their time and effort ,

Presenters:

Jan Perry (City of Los Angeles),
David Meager (LACMTA),
Mark Labont & Joey Mendoza (OPC),
David Graeler & Brad Kuhn (Nossamon LLP)
Regina Danner (Richard, Watson & Gershon
Noe Bargas, David Guder & Keith McCullough (SCE)
Bill von Klug (von Klug & Associates)



Seminar Planning Committee

(Back to Front, Left to Right)

Natasa Lenic
Rick Orwig
Frances Impert
Ernesto Ure
Norman Eke

IRWA REGION 1 FALL FORUM

The IRWA Region 1 Fall Forum, hosted by Chapter 1 (Los Angeles) was held in Pasadena on October 10, 2015 and was led by our own Janet Parks, SR/WA, who has served as the Region 1 Chair for nearly two years. The forum was well attended and packed with useful information to be disseminated to our members. I have listed below a few topics that were discussed.

- Did you know? The IRWA Mission Statement has been updated and is concise:

Vision: *To be the central authority for global infrastructure real estate.*

Mission: *To create a community that fosters ethics, learning and a standard of excellence within our industry.*

Core Values:

- ***Integrity:*** *We are role models that embody the highest standard of ethical practice.*
- ***Excellence:*** *We constantly improve our products, our services and ourselves.*
- ***Flexibility:*** *We embrace our continually changing environment to adapt to the needs of our stakeholders.*
- ***Collaboration:*** *We engage our members, partners and other stakeholders to build a shared body of knowledge and experience.*
- ***Leadership:*** *We shape our future through courage, clarity and transparency.*

- Joe Currie, SR/WA (Ch. 11, San Diego), the Region Vice Chair, presented a video ***The IRWA and How It Works***, followed by a web demonstration regarding IRWA leadership resources that are available via the IRWA website. Kirsten Bowman, Cynthia Colburn and Darryl Root facilitated break-out sessions. The attendees acknowledged the usefulness of this exercise since, as chapter leaders, they are obliged to pass information to their members.
- Natasha Lenic, SR/WA (Ch. 1, Los Angeles), representative from the International Nominations, Elections and Awards Committee, lead discussions about the proper way to conduct nominations and elections, and also discussed the different awards that are presented at the annual conference very year: Frank Balfour Professional of the Year Award, Chapter Newsletter, Chapter Growth, Employer of Year and others. Many chapters (including Chapter 57) do not submit nominees for any awards. Visit the IRWA website for information for submitting awards as a way of recognizing members' hard work and dedication. The deadline for submissions is February 1, 2016 for candidates to be considered for the 2016 annual conference, to be held next June in Nashville, Tennessee.
- Natasha Lenic, SR/WA and Janet Parks, SR/WA also led discussion on succession planning, which segued to development of the Young Professionals Group. Cynthia Colburn, SR/WA (Ch. 11, San Diego), a member and supporter of the Young Professionals group, encouraged chapter leaders to reach out to young members and members who are new to the right of way profession and encourage them to participate. Region 1 has only a handful of active YPs. Chapter 2, San Francisco, has the most active YP group in Region 1

- Joe Currie, SR/WA (Ch. 11, San Diego) presented tips for chapter meeting etiquette that included common sense tools for welcoming new members: greeters, introductions and follow up.
- Peggy Barnes, the Region 1 rep from the International Public Agency Committee, explained the IRWA career paths, committee structure communities of practice, followed by discussion regarding an upcoming symposium to be presented by the International Public Agency Committee next spring. Jerry Colburn, SR/WA (Ch. 11, San Diego) and Jamie Formico (Ch. 27, Sacramento), discussed the preparations already in place for similar programs to be presented by the International Transportation Committee and the International Electric & Utilities Committee. The region, chapter and theme for the IPA program will be decided at the IPA November conference call.
- Cynthia Colburn, SR/WA (Ch. 11, San Diego) discussed overhaul of the IRWA's bylaws, a project that is long overdue. The end product may necessitate changes in chapter bylaws.

Please feel free to contact me if you have questions or comments.

Peggy Barnes
International Public Agency Committee
Liaison to Region 1

Tri-Chapter Luncheon

December 8, 2015

IRWA Chapters 1, 57 and 67 met for a luncheon to celebrate the holidays and visit with friends and colleagues this past Tuesday, December 8, 2015 at the Richard Nixon Presidential library in Yorba Linda.

If you were unable to join us, here are a few photos to share the experience with you.



FROM: IRWA
TO: YOU



HAPPY



HOLIDAYS

HERE'S \$100 OFF YOUR NEXT IRWA ONLINE COURSE PURCHASE!

Valid only from Friday December 18, 2015 at Noon Pacific Standard Time (PST) through Friday January 15, 2016 at Noon (PST)

To take advantage of this promotion, please follow the steps below:

1. Click on the IRWA University link below and be sure to sign in to your account using your email address and password.
2. Choose any online course from your IRWA University account and add the course to your cart. The discounted price will already be reflected at the time of purchase (No promo code is necessary).
3. Enter your credit card information and hit the "pay with credit card" button.



Upcoming Chapter 1 Education Courses

IRWA Course # Course Title Status	Date	Instructor	Coordinator
215 Right of Way Acquisition for Pipeline Projects	4/20 - 4/20, changed to Feb 25-26, 2016	Michael Heineke SR/WA	William Larsen (818) 290-5428 wlarsen@irr.com
SR/WA Comprehensive Review Study Session & Exam	1/13 - 1/15, 2016	Ralph C. Brown, SR/WA	Ann Kulikoff (714) 624-3876 kulikoa@yahoo.com
901 Engineering Plan Development and Application	02/12 7/8/1905	Joseph Pestinger SR/WA	William Larsen (818) 290-5428 wlarsen@irr.net
506 Advanced Business Relocation Assiatance	3/17 - 3/18, 2016	Will Von Klug R/W-RAC	Konstantin Akhrem (310) 617-0251 konstantin@cfs-row.com
219 Introduction to Presentation, Intstruction and Facilitation	4/14 - 4/15, 2016	Carol Brooks SR/WA	Ann Kulikoff (714) 624-3876 kulikoa@yahoo.com
902 Property Descriptions	5/6/2016	Ralph C. Brown, SR/WA	William Larsen (818) 290-5428 wlarsen@irr.com
421 The Valuation of Partial Acquisitions	5/24 - 5/27, 2016	Michael Lahodny, SR/WA	Nicole Galvez (805) 578-2400 x 106 ngalvez@riggsandriggsinc.com
606 The Environmental Process	6/8/2016	Michael Heineke, SR/WA	Denice Guerrero (562) 908-4288, ext. 2700 dguerrero@lacsds.org
402 The Valuation of Partial Acquisitions	6/24/2016	Michael Lahodny, SR/WA	Vaughn Hosmann (562) 804-2861 vhosmann@verizon.net

Many thank to our Education Chair, Natasa Lenic for her tireless commitment to the Chapter 1 Education program. Watch for her emails for further information on courses and reegistration.

NEWS FROM THE PROFESSIONAL DEVELOPMENT COMMITTEE

Chapter 1 is very proud to congratulate the following Chapter 1 members whose accomplishments are the result of their motivation, extensive education and professional experience in the right of way field:

Margarita Cabrera, SR/WA
Awarded the SR/WA designation



My name is Margarita Cabrera, and I am currently employed at the County Sanitation Districts of Los Angeles County (Districts) as a Real Property Agent II (RPA). My career at the Districts began in the clerical field in 1987. Eventually I moved up into a position in the Property Management Section as an Engineering Tech administering the Annexation Program. While working as an Engineering Tech, my supervisor at the time motivated me to prepare for a future RPA position to eventually work in the right of way field. In response to his encouragement, I enrolled in property related courses at Mt. San Antonio Community College.

I became a RPA in May 2007 and was then that I was introduced to the International Right of Way Association (IRWA) by Marilyn Stuart, who was my coworker at that time. She encouraged me to take IRWA courses and to eventually obtain an SR/WA designation. In the meantime, I transferred to Cal Poly Pomona University on a part-time basis in pursuit of a Bachelor's Degree. From July 2010 to August 2015 I accomplished the following:

- Applied for the SR/WA Declaration of Candidacy
- June 2012 - graduated from Cal Poly in with a Bachelor Degree in Business Administration with a minor in Finance Real Estate Law
- In December 2011 - awarded the IRWA Chapter 1 2012 Scholarship
- Pursued taking the pertinent IRWA courses to apply for the SR/WA designation
- Obtained the SR/WA designation in August 2015

I can attest that the courses offered by the IRWA are specifically designed for the right of way professional and the organization is a very good networking source. I would like to thank the Districts for their support while taking IRWA courses, the IRWA for their 2012 Scholarship award, and my dear friend Marilyn who has "encouraged me all the way." I encourage anyone working the right of way field to join the IRWA. It is must for the type of right of way work that we do.

Marlene Reyes, RWA
Attained RWA Certification



Marlene Reyes is a Land Specialist in the PSEP Land Services Group for Southern California Gas Company. She has been working on their pipeline replacement project, also known as the Pipeline Safety Enhancement Plan (PSEP), since 2013. Her main role is in managing land acquisition assignments for projects in California's Central Valley and in the Greater Los Angeles Basin. Marlene has a Bachelor's degree in Urban Planning and Studies, a minor in Geography and certified in Geographic Information Systems from California State University Northridge.

She has been mentored as a land agent by her current manager Andrew Thompson, SR/WA, a past IRWA Chapter 1 President. Marlene's other interests besides infrastructure real estate are in renewable energy's and commercial and residential land development. During her free time she serves as the Sempra Energy Giving Network, a SoCalGas employee ran nonprofit, Vice President, leads SoCalGas' initiative to raise employee giving participation rate, and enjoys yoga, cross training, mindfulness practice and cooking.

We also would like to acknowledge & congratulate the following Chapter 1 member accomplishments:

April Harvey, attained RWA Certification

Cheryl DeMucci, attained R/W-RAC Certification

Vivian Howell, recertification, SR/WA

Jenny Li, recertification, SR/WA

Armando Parra, recertification, SR/WA

Janelle Parra, recertification, SR/WA, R/W-AMC

Darryl Root, recertification, R/W-RAC

Brad Thompson, recertification, SR/WA

Every great dream begins with a dreamer. Always remember, you have within you the strength, the patience, and the passion to reach for the stars to change the world. Harriet Tubman

The Chapter 1 Professional Development Committee can help you develop a plan to reach your professional goals leading to the prestigious SR/WA designation or a specialist certification.

Do you have questions about IRWA certifications or which courses you should take to reach your goals? We are available to provide guidance and assistance with your career path planning. We want to help you reach your professional goals! Feel free to contact one of the Professional Development Committee Chairs listed below for more information about the IRWA Professional Career Path programs or for questions about the scholarship program, requirements needed to attain your specific goals for professional development or are interested in having a mentor to guide you through your professional educational path. We're here to assist you!

Marilyn Stuart, PDC Chair - marilyn.stuart.lb@gmail.com – (702) 250-2865

Gus Parcerro, PDC Co-Chair - augusto.parcerro@lacity.org - (213) 485-5775

Michael Popwell, PDC Co-Chair - michael@mpopwell.com - (323) 874-2384

Joyce Riggs, PDC Co-Chair - jriggs@sbcglobal.net – (805)578-2400

Andrew Thompson, PDC Co-Chair - athompson@semprouilities.com - (213) 244-5032

Gary Valentine, PDC Co-Chair - gsy@valentineappraisal.com - (661) 288-0198

Don't Forget! All Chapter 1 Members are eligible to take a FREE 1-day Chapter 1 sponsored classroom course during the 2015/2016 fiscal year!


The 2015/2016 Free Course Voucher will be valid through June 30, 2016 so plan ahead to take advantage of this great benefit. The voucher program has been restructured to concur with the new fiscal year and a new voucher period began on July 1, 2015!

This is a wonderful opportunity for all Chapter 1 members to help you fulfill your IRWA educational requirements for certifications, SR/WA designation, or to receive continuing education credit.

Please check the chapter course listing in this newsletter to make plans to enroll in courses you need and take advantage of the free 1-day course credit.

How do you use the Free Course voucher? All you need to do is contact the course coordinator of any Chapter 1 sponsored class to register. You will send them your registration form and provide the voucher to them. There is copy of the voucher provided below for your convenience. As long as you are a member in good standing, current on your IRWA membership dues, and have not yet used the 2015/2016 voucher, authorization will be provided to the course coordinator for you to receive the appropriate credit.

Your voucher can be redeemed for a free 1-day Chapter 1 sponsored IRWA class or equivalent credit if applied to the tuition of a multiple day class.



IRWA
LOS ANGELES
CHAPTER 1

IRWA CHAPTER 1

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THIS VOUCHER IS REDEEMABLE FOR A ONE DAY CHAPTER 1 SPONSORED IRWA COURSE OR EQUIVALENT CREDIT APPLIED TO ONE DAY OF A MULTIPLE DAY COURSE*

***Terms of Voucher Usage:**

- Valid for IRWA Chapter 1 Members for attendance at Chapter 1 Sponsored Courses Only**
- Voucher Use is Limited to the First 10 Enrollees Per Each Chapter 1 Course**
- This Voucher NOT Valid for Online Courses, is NOT Transferrable and has NO Cash Value**
- Course Registration Must be Arranged in Advance Through Course Coordinator**

MEMBER NAME _____

COURSE COORDINATOR SIGNATURE _____

Limits on Attorneys' Fee Reimbursement in Small Claims Court Matters⁴

Dorsey v. Crosier et al.¹

“Small claims court exists so people with meritorious claims for small amounts may have those claims adjudicated without spending more on attorney fees than the claims are worth.”²

1. Introduction

On occasion, even public agencies are named as defendants in Small Claims court matters. Small claims court exists so people with meritorious claims for small amounts may have those claims adjudicated without spending more on attorney fees than the claims are worth.³ Parties in small claims matters may not be represented by attorneys in the court proceedings. And although (with limited exceptions) lawyers cannot take part in the conduct or defense of a small claims trial, lawyers may represent parties in a small claims appeal. (Code Civ. Proc., § 116.530.) And the aforementioned Code section provides for an award of attorney fees up to \$150 in connection with a small claims appeal. Also, under Code Civ. Proc., § 116.790, the amount can reach \$1,000 if the court finds that the appeal was without substantial merit and not based on good faith.

In this matter, the claim arose out of a lease-contract dispute. The lease-contract contained a specific attorney fee recovery clause. This appellate court was called upon to decide whether the lease-contract terms or the statutory fee recovery limitations applied in small claims matters. The issue in this case of first impression is whether section 116.780(c) expressly, or the policy of the statute implicitly, overrides the freedom to contract for a different amount of attorney fees. Plaintiff and defendant sought out the small claims court procedure which is quick, inexpensive, and efficient. Having elected to utilize the advantages of the small claims procedure, Tenant-defendant and plaintiff must accept its advantages and disadvantages. An attorney fee in the amount of \$150 is consistent with such an award.

¹ <http://www.courts.ca.gov/opinions/documents/D067836.PDF>

² City and County of San Francisco v. Small Claims Court (1983) 141 Cal.App.3d 470, 474.

³ Id.

⁴ Submitted by Chapter 1 Law Chair, Mike Yoshiba

The ROI of Generosity

Angel Banks, SR/WA
RWIEF Trustee

Long after my chapter's fall seminar, I am still struck by an experience there. It was announced that a long-time member and his family had lost everything during the devastating October floods in Columbia, SC. Their home, belongings and vehicles, all gone – they had nothing but what they carried out in backpacks. Shortly after the seminar, members, guests and seminar speakers had donated over \$2,000 dollars for the family! My chapter is not unique in this kind of response; I know many of you can recall similar experiences in your own chapters and regions.

I joined the IRWA because of member generosity, given freely and in many forms. Members invited me to their offices, teaching me the business by sharing their procedures and experiences. Members taught me leadership and people skills. Members shared their time and expertise in discussion of industry issues. Members volunteered their time to perform work in my chapter and region. The list goes on.

This is a difficult, but rewarding industry. Our Association leaders and Foundations ask a lot of the membership. In part, because we are the industry's cream of the crop. And, in part, because we give generous gifts of time, talent and financial support. As members, we have given much to the Association and our Foundations, but we have received so much more as a result of that giving.

Winter is a time for reflection and taking stock. As the season envelopes us with shorter days and colder temperatures, take time to celebrate yourself, to reflect on your accomplishments and your generosity in both your professional and personal life. You make a difference in this world!

Then take more time to ponder and give thanks for all that has been given to you. Just look around. We all have much to be grateful for.





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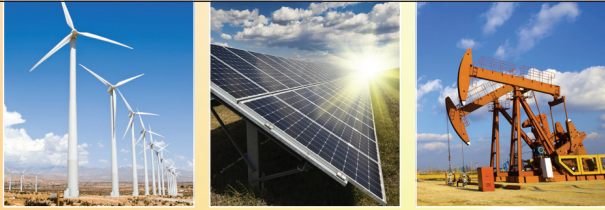
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