



# THE BLUEBONNET *Newsletter*

SUMMER 2025 EDITION

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## EDITOR'S CORNER

Kimberly Mojica  
Stateside Right of Way Services  
[Communications@IRWChapter74.org](mailto:Communications@IRWChapter74.org)



Welcome back, readers! We're kicking off our Summer Edition, and if you have content to share, want to advertise, or have ideas for future issues, we'd love to hear from you!



# THE BLUEBONNET CHAPTER

## Who Are We?

Bluebonnet Chapter No. 74 is the Austin, Texas, chapter of the International Right of Way Association. Our Chapter was founded in 1985 by professionals in the right of way field to unite members for education, improve service to employers and the public, and to advance our members within the profession. We are part of Region 2 of the International Association. Our current membership includes professionals involved in a wide array of projects requiring real estate and right of way services.



WHERE RIGHT  
OF WAY MEETS  
TEXAS  
INNOVATION.



## What is the IRWA?

The International Right of Way Association (IRWA) is a global organization dedicated to the right of way profession, with nearly 10,000 members across the U.S., Canada, South Africa, and China. Its members include a diverse range of professionals such as engineers, appraisers, property managers, and environmentalists. IRWA serves as the central authority for the profession, focusing on professional development, enhancing services to employers and the public, and promoting right of way as a specialized field. Based in the Los Angeles area, IRWA is a leading provider of educational programs and professional services related to right of way.

# PRESIDENT'S MESSAGE

Hope you had an enjoyable summer!

I have just returned from another fantastic International Conference. Virginia Beach, Virginia, and the 62nd Annual Region 2 Fall Seminar in College Station. Both of these events provided great networking opportunities, education sessions across multiple domains, and a chance to learn best practices among a multitude of chapter members within IRWA.

At the International Conference, our chapter won the Newsletter of the Year. I would like to thank Kimberly Mojica for her initiative in developing our Chapter Newsletter and for putting together a strong application for the Newsletter of the Year. Congratulations to Oscar Rodriguez, R/W-NAC, our chapter's Professional of the Year.

I want to thank Cathy Thomas, MAI, SRA, AI-GRS, R/W-AC, for her leadership and service as Chapter President last year. I would also like to thank Sunshine Vanover for her service on the Professional Development Committee, as she has decided to step down from this post. Erin Newberry has accepted the role of Professional Development Chair. Lastly, I would like to express my gratitude to the rest of the outstanding individuals who have committed to staying on board and serving on their current committees. As we all know, this is volunteer work with the keyword "work." I am grateful to all of you. Any members who would like to become more involved in the chapter are encouraged to reach out to me or any board member.

As we move into our 2025–2026 year, we have various activities scheduled. We will have a membership drive and YP social in October. This is an opportunity to bring membership candidates and YPs to network and learn more about IRWA. On September 11th, we have our monthly luncheon. We also have three classes scheduled: 207 (virtual), 802 (in person), and 900 (virtual). To learn more about these events, visit our chapter website [irwachapter74.org](http://irwachapter74.org). In addition, our chapter luncheon for September 11th, Chapter 74, will take a break from monthly member luncheons for a couple of months.

## Plans for 2025-2026.

I would like to thank all of our committees for their time in meeting with me to establish committee goals and priorities for the upcoming year, as well as their continued commitment to the chapter.

- Keep our goals in focus and measure progress toward these goals.
- Work on our YP engagement with tangible action plans.
- Develop transition plans to ensure all committees have transition plans and develop committee members to support transitions. Including developing Standard Operating Procedures to assist future transition plans.
- Communications across committees to assist the chapter objectives.
- Conduct a review of our bylaws.
- Continue to grow our chapter membership, provide education classes to support our membership designation and certification needs, and assist members' professional development from application to designation/certification.

**Ray Rials, R/W-AC, PMP**  
**Chapter 74, 2025-2026 President**



Oscar Rodriguez, R/W-NAC  
Professional of the Year!



Kim Mojica, Editor  
Newsletter of the Year!

# Upcoming Events

## **Class 900 - Principles of Real Estate Engineering - Virtual**

Thursday, August 18, 2025  
8:00 a.m. - 5:00 p.m. CDT  
New ROW Online Course  
Platform

Click [here](#) to register.

## **IRWA Chapter 74 - September Luncheon**

Thursday, September 11, 2025  
11:30 a.m. - 1:00 p.m. CDT  
Maggiano's at The Domain  
10910 Domain Drive,  
Austin, TX 78758

Click [here](#) to register.

## **IRWA Chapter 74 - October Luncheon**

Thursday, October 09, 2025  
11:30 a.m. - 1:00 p.m. CDT  
Maggiano's at The Domain  
10910 Domain Drive,  
Austin, TX 78758

Click [here](#) to register.

## **2025 Chapter 39 & 74 ED Seminar**

Registration will open  
October 1<sup>st</sup>, 2025

**More details forthcoming.**

## **IRWA Chapter 74 - 4th Annual Jingle & Mingle**

Wednesday, December 10, 2025  
11:30 a.m. - 1:00 p.m. CDT  
Maggiano's at The Domain  
10910 Domain Drive,  
Austin, TX 78758

Click [here](#) to register.

## **Membership Drive Event**

October, 2025

**More details forthcoming.**

## **2026 Spring Forum**

Transportation Symposium  
Margaritaville Beach Report  
April 29<sup>th</sup> - May 1<sup>st</sup>, 2026  
South Padre Island

**More details forthcoming.**

2025 - 2026

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# THE EXECUTIVE BOARD

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**President**

Ray Rials, MBA, PMP, R/W-AC



**Vice President**

Lisa Cooper, SR/WA, R/W-  
RAC, R/W-NAC



**Treasure**

William Gold, RWA, R/W-  
AMC, R/W-NAC



**Secretary**

Oscar Rodriguez, R/W-NAC



**Director 2 Year**

Catherine A. Thomas, MAI,  
SRA, AI-GRS, R/W-AC



**Director 1 Year**

David Baylor, SR/WA

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## COMMITTEE CHAIRS

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### COMMUNICATIONS

Kimberly Mojica, (Co-Chair/Newsletter)  
Ray Rials, MBA, PMP, R/W-AC (Website)  
Tanner Taylor, SR/WA-GN, R/W-RAC, R/W-NAC (Social)

### PROFESSIONAL DEVELOPMENT

Erin Newberry, SR/WA, R/W-NAC, R/W-RAC (Chair)

### MEMBERSHIP

Richard Scholtz, R/W-AC (Chair)  
Alexis Vanzura

### NOMINATIONS

Alex Gale, SR/WA, R/W-RAC, R/W-NAC, R/W-URAC (Chair)  
Richard Scholtz, R/W-AC

### PROGRAMS

Lisa Rials, R/W-AC (Chair)  
Darrin Ruot, RWA, R/W-AC  
Stephanie Ferraris, R/W-AC

### EDUCATION

Elizabeth Taylor, SR/WA-GN (Chair)  
Michael Glaros, CPL

### SEMINARS

Elizabeth Norris (Chair)  
Randy Williams, MAI, SR/WA

### YOUNG PROFESSIONALS

Tori Shrum (Chair)  
Micah Bergman  
Max Roach

**LOOKING TO BE MORE INVOLVED?** REACH OUT TO [RAY RIALS](#) IF YOU'D LIKE TO JOIN A COMMITTEE FOR THE UPCOMING YEAR!

# MEMBERSHIP

**GET AND STAY CONNECTED**

## **RENEW YOUR MEMBERSHIP TODAY!**

Dedicated exclusively to the right of way profession, the International Right of Way Association (IRWA) has nearly 10,000 professional members.

As the central authority for the right of way profession, IRWA has united the efforts of its members toward professional development, improved service to employers and the public, and recognition of right of way as a highly specialized profession.

Contact our **Membership Chair** to join today!



**Richard Scholtz, R/W-AC  
(Chair)**

**IRWA members enjoy discounts on tuition, events, and the annual IRWA education conference.**

**IRWA Membership comes with access to IRWA Member Network - the only online community dedicated to the Right of Way industry.**

## **WELCOME NEW MEMBERS**

Michael Grace - LCRA  
Lisa Tovey - WSP USA, Inc.  
Melissa Ferringer - Nossaman, LLP  
Dale Curry - City of Austin  
Forrest Mullineaux - LCRA  
Lauren Perkins - Valbridge Property Advisors  
John Vick - LCRA

# YOUNG PROFESSIONALS

"Not Just Following the Path — We're Creating It."



## YP Membership

The Young Professionals Committee is responsible for planning, networking, and community involvement events for the chapter.

This group is specifically designed for beginning Right-of-Way professionals who want to become more actively involved in the Association while enhancing their skills. If you are passionate about continually educating yourself, augmenting your skillset, and having your hard work acknowledged, then it's time to surround yourself with like-minded individuals.



**Tori Shrum,  
(Chair)**

IRWA Young Professionals must unite and support each other, as well as outsiders, to grow in their profession and to dig deep in their industry. The Young Professionals must aim to be equipped with education, ethics and encouragement. Creating a body of individuals who are close in the likeness of skill level, education, professional & life experiences establishes a trusting atmosphere to allow free flowing questions and professional bonds to form.

If you would like to learn more about IRWA Chapter 74 Bluebonnet Young Professionals, please contact the Young Professional Committee [yp@irwachapter74.org](mailto:yp@irwachapter74.org)



## YP Event & 2025-2026 Officer Induction Ceremony

President: Ray Rials

VP: Lisa Cooper

Treasurer: William Gold

Secretary: Oscar Rodriquez

Director 2: Cathy Thomas

Director 1: David Baylor



# YOUNG PROFESSIONALS

## CHAPTER 74

Exciting News! We're offering **FREE** luncheons through January 2026 exclusively for our current Young Professional (YP) members. Simply sign up for the luncheon and choose the option 'Member Young Professional (In-Person) (\$0/each)' to claim your spot!

### REGISTER FOR IRWA CHAPTER 74 - SEPTEMBER 11TH LUNCHEON ON SEPTEMBER 11, 2025

Contact Information > Tickets & Products > Review Order > Payment Information > All Done!

#### AVAILABLE TICKETS

Member (In-person) (\$35/each)  
1

**Member Young Professional (In-Person) (\$0/each)**  
1

Non-Member (In-person) (\$40/each)  
1

#### Added Tickets and Products

Item	QTY	Price	Total
No items have been added			

**FUEL YOUR CAREER WITH FREE LUNCHEONS – YP MEMBERS, DON'T MISS OUT!**

If you would like to learn more about IRWA Chapter 74 Bluebonnet Young Professionals, please contact the Young Professional Committee [yp@irwachapter74.org](mailto:yp@irwachapter74.org)

# Education Committee

EVERYWHERE. ANYWHERE.

## **BLUEBONNET EDUCATION SCHOLARSHIP FUND**

- Chapter 74 has committed over \$20,000.00 to your training and credentialing needs!
- Chapter 74 will reimburse members \$200.00 for a 1-day course and \$350.00 for a 2-day course!



Tuition  
Reimbursement  
Enrollment

- 1 Complete enrollment form
- 2 Select Course
- 3 Upload Class Receipt

Submit Class  
Certificate

- 1 Complete completion form
- 2 Upload Course Certification

Reimbursement

- 1 Reimbursement Check mailed to address on enrollment form



**Elizabeth Taylor  
(Chair)**

## **UPDATES TO THE PROGRAM:**

- 3-day courses are now reimburseable for \$450!
- \$1,000.00 cap per fiscal year for a single member

Click [HERE](#) for the Course Coordinator Certification.

## **BECOME A COURSE COORDINATOR!**

- It only takes half an hour to become certified.
- You can take any course you coordinate at no cost.
- Great way to pick up classes for your designations.
- Excellent opportunity to network and meet IRWA members from other chapters.

Click [HERE](#) to review the program details.

Check out [available courses](#) online today!



## ***Course 900 - Virtual Principles of Real Estate Engineering***

- This two-day beginning level course introduces participants to the basic principles of engineering drawings.
- Course fulfills requirements for RWA & RWP certification.
- By the end of this course, participants will be able to understand and interpret engineering drawings, use an engineer's scale, determine the engineering effects of a project on a property, understand the background and become knowledgeable about the most common systems, and methods of property descriptions.

***Plus, be able to write and plot property descriptions using various methods.***

**August 28-29, 2025  
8am-5pm (CDT) VIRTUAL**



**Terry L. Rowe, RPLS, LSLS, PMP**  
**Keystone Consultants, LLC**  
*Instructor*

# Professional DEVELOPMENT



IRWA stands for the **highest standard** of excellence. As such, its certification and designation path is a rigorous process that will work to differentiate you from other professionals.

Our high standards have enabled us to create a distinction that is universally respected by customers, businesses, and colleagues across most disciplines.



**WELCOME!**

**Erin K. Newberry**  
SR/WA, R/W-NAC,  
R/W-NAC (Chair)

## **2025 Professional Development Activity**

**William R. Gold**, received approval of the declaration of candidacy for the SR/WA!

**Michael J. Palkowetz**, received approval of the declaration of candidacy for the RWA!

**Kimberly Mojica**, received approval of the declaration of candidacy for the R/W-RAC!

**Melissa M. DeLeon**, successfully achieved the SR/WA-GN, professional designation!

**Ashley Maupin**, successfully achieved the R/W-RAC, professional designation!

**Dane Gross**, received approval of the declaration of candidacy for the SR/WA!

**Oscar Rodriguez**, received approval of the declaration of candidacy for the RWP!

If you're seeking support in your professional development, please feel free to reach out to us at [pdcc@irwachapter74.org](mailto:pdcc@irwachapter74.org)

# Programs Committee

Join us for our Monthly Luncheons!

September 11, 2025 | 11:30 AM to 1:00 PM



**Chris Hornsby**

## Topic: Site Improvements and Cost To Cure

Mr. Hornsby has been practicing real estate appraisal and consultation since 2003 in the Austin, TX office of Hornsby & Company. His experience includes the valuation of all property types and in support of litigation proceedings. Mr. Hornsby often serves in the capacity of expert witness before special commissioners, in depositions and in appraisal review boards in multiple counties throughout Texas. Mr. Hornsby has testified on over 200 occasions.

Mr. Hornsby's experience includes appraisals for lending, litigation, eminent domain, conservation easements, consultation, and ad valorem tax appeal. Commercial valuations have included land (ranches, subdivision, rural, & urban), office, retail, industrial and special property types including golf courses, hotels, and convenience stores.

October 09, 2025 | 11:30 AM to 1:00 PM

## Topic: Austin and Central Texas Demographics Presentation

Ryan is a native Austinite, graduating from Austin High and the University of Texas. After working with the state's General Land Office under Commissioner Mauro for just over a year, he attended the University of Georgia in Athens where he got a Masters degree in geography and met his wife.

Ryan began his demographic career as an enrollment forecaster and boundary planner for a large, rapidly growing suburban school system in Atlanta during the late-80s. Ryan started working for the City of Austin as a demographer in 1990 and directed their demographics work program until 2020. He is currently making maps and crunching data for the Austin Light Rail project.

His current professional interests include data mapping and interpretation, population change, and the rise and fall of American cities. Although always thinking about his next map, Ryan relaxes by riding his bike, swimming at Bartons or cooking something spicy for his family.



**Ryan Robinson**

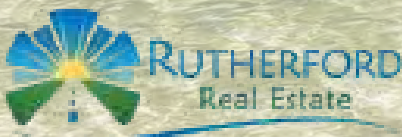
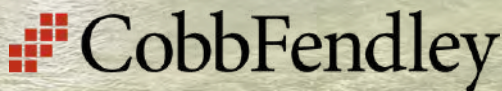
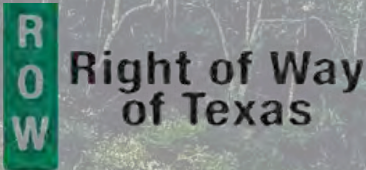
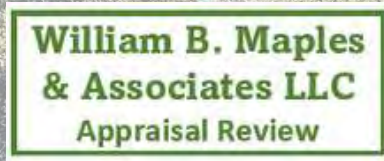
Register right [HERE!](#)

Maggiano's The Domain

10910 Domain Dr., Suite 100, Austin, TX, 78758

Please email [programs@irwachapter74.org](mailto:programs@irwachapter74.org) if you are interested or have suggestions for guest speaker opportunities or topics.

# CHAPTER SPONSORS



## PAST PRESIDENTS

- 2024 Cathy Thomas, R/W-AC
- 2023 David Baylor, SR/WA
- 2022 Richard Scholtz, R/W-AC
- 2021 Barbara Price
- 2020 Tara O'Neal
- 2019 Lori Bible, SR/WA
- 2018 Alex Gale, SR/WA
- 2017 Virginia Anderson, SR/WA
- 2016 Maggie Schedler, SR/WA
- 2015 Patti Bell, SR/WA
- 2014 Donald C. Toner, SR/WA
- 2013 Denise Skinner, SR/WA
- 2012 Teri J. Morgan, SR/WA
- 2011 Dennis Sedlachek, SR/WA
- 2010 Lory R. Johnson, MAI
- 2009 Ron Olderog, MAI, SR/WA
- 2008 John Reed, SR/WA
- 2007 Connie Real, SR/WA
- 2006 Tinker Cotton, SR/WA
- 2005 Steve Bohuslav, SR/WA
- 2004 Steve Beck, MAI, SR/WA
- 2003 Elizabeth Norris
- 2002 Elisa Garcia
- 2001 Randall Kopfer, SR/WA
- 2000 Laurie Park, SR/WA
- 1999 George Schlemeyer, SR/WA
- 1998 Lauraine Rizer, SR/WA
- 1997 Randy Williams, MAI, SR/WA
- 1996 Margie Hamby, SR/WA
- 1995 Dean Harris, SR/WA
- 1994 Mary Jane Amezcuita
- 1993 Larry O'Neal, SR/WA
- 1992 Sandra Bishop
- 1991 John Baylor
- 1990 Cheryl Bennett
- 1989 Rayburn Corbitt, MAI
- 1988 Josie Wiltzius, SR/WA
- 1987 Greg Althoff, SR/WA
- 1986 Richard Steubing
- 1985 Charles Clinger, SR/WA

BECOME A SPONSOR TODAY

# THE BLUEBONNETS

CHAPTER 74

## BENEFITS!

- Company logo featured on the Chapter website homepage and sponsorship page
- Recognition in the Chapter newsletter
- Acknowledgment at Chapter luncheons for all sponsors



As a sponsor, you'll enjoy exclusive perks such as free job postings in our newsletter, on our website, and through email blasts. Additionally, your website link will be featured on the IRWA Chapter 74 website, and your logo will be included in the newsletter.

For your convenience, payments can be made online via our **website**. If you prefer to pay by check, please make it payable to "IRWA Chapter 74" and mail it to the address provided at this **link**.

We are grateful to all of our sponsors, as their support helps sustain our website, social media platforms, education fund, and monthly luncheons, enabling us to stay connected and continue providing valuable resources.

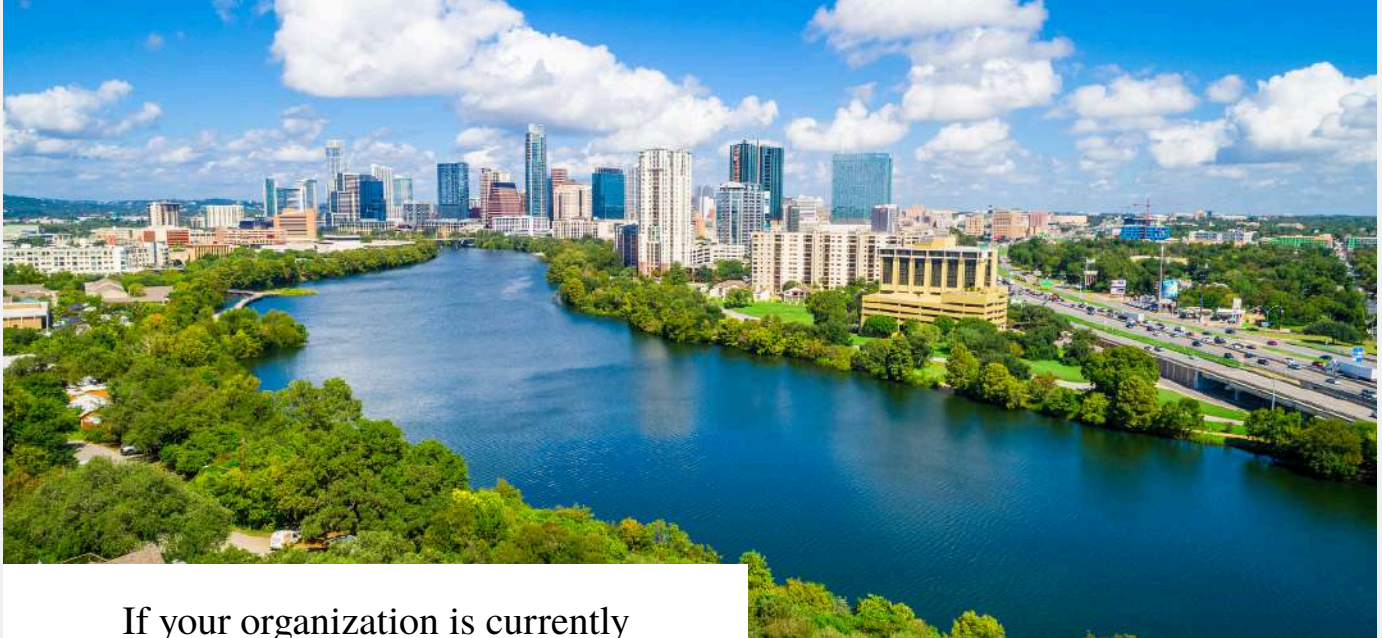
**Sponsorship Cost: \$300.00**

SPONSORSHIP PURCHASES ARE NECESSARY BUSINESS EXPENSES AND ARE NOT TAX DEDUCTIBLE.

Send your questions to [sponsor@irwachapter74.org](mailto:sponsor@irwachapter74.org)

# JOB POSTINGS

## CHAPTER 74



If your organization is currently hiring, we would appreciate it if you could share any available opportunities with us.

Please feel free to send job postings or relevant details so we can help circulate them to our network. Thank you for supporting our professional community.



Submit to: [Communications@irwachapter74.org](mailto:Communications@irwachapter74.org)



### GET IN TOUCH

[Chapter 74 Website](#) | [Chapter 74 LinkedIn](#)

Website Questions: [Ray Rials](#)

Social Media: [Tanner Taylor](#)

Newsletter Questions/Contributions: [Kimberly Mojica](#)