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President's Message

Well, here it is, 2015-2016 fiscal year is ahead of us.

July is my first month as president of the Los Angeles chapter. I thought I would be very nervous; however, I have had the opportunity to closely observe the last three presidents and I am ready for the challenge. It has been a great pleasure to serve along side them over the last 3 years. I thank Christina Thomson Lee, ASA-BV, Analee McClellan, ASA-PP, and Paul Dooks, ASA-PP as well as all the other previous presidents for the work (*as volunteers!*) and dedicated service to our profession.

Last month we had our installation at Bubba Gump's in Long Beach. We did something a little different by offering free meals to the past presidents. It was great to see some of the past officers, some who are still going strong at their profession. They must just LOVE IT! My parents were there, Pops inducted me, Steve Decker, ASA-RP and ASA-BV received his dual designation BV, and we proceeded to eat.

I would like to thank in advance, the board officers that are helping the chapter out this year. Barry Alperin, ASA-RP/ASA-ARM, Senior Vice President, Doug Nason, ASA-RP, Second Vice President, Martin O'Donnel, ASA-ARM, Secretary, Daren Mesrobian, Treasurer. Our focus this year is to present 4-6 programs that are pertinent to our chapter. We will continue to carefully watch our budgets to assure that we are able to continue to provide

programs, communications, and comradery amongst us all. I have a special request to all chapter members; if you could attend one, two, or more of our meetings this year, it would be greatly appreciated. The board and committee members want to meet more members face-to-face. Who knows what will come out of it? If you have any stories or experiences related to your profession, good or bad, that might benefit our members, please call me to submit a short story in our newsletter. Please visit the website regularly, it has a lot of useful information.

Thank you all, and hope to meet many more members face-to-face in the coming months!

Steve J. Hjelmstrom, ASA-MTS, ARM-MTS
2015-2016 President



Top Left: Steve Hjelmstrom & Christine Thomson Lee

Top Right: Noel Burndahl, Daren Mesrobian, Steve Hjelmstrom & Gordon Hjelmstrom

Bottom Left: Noel Burndahl, Clarie Donias, George M. Bradford

Bottom Right: Installation oath for two of the 2015-2016 officers

Pictures by: Debbie Hjelmstrom

In May, a special message was sent to all chapter members regarding scammers contacting appraisers directly. One of our members, Charles Carmona, ASA-GJ said it quite nicely:

"Scammers often try to give their schemes a legitimate face by bringing in unwitting professional appraisers."

We need to remain sceptical of any assignment that seems out of the ordinary, and ask probing questions, just to make sure that we don't get involved in unsavory business."

RECENT ANNOUNCEMENT



Appraisal Practices Board Adopts Valuation Advisory on Green Valuation

The Valuation of Green and High Performance Property: Background and Core Competency is Now Available

The Appraisal Practices Board (APB) of The Appraisal Foundation has announced the adoption of the first of three *Valuation Advisories* related to the **valuation of green buildings**: the ***Valuation of Green and High Performance Property: Background and Core Competency***. The Advisory offers voluntary guidance to appraisers on the background and competency necessary to credibly value green buildings and/or energy-efficient features. These Advisories are part of an ongoing joint project with the United States Department of Energy (DOE) to develop guidance and educational materials for appraisers on green valuation. Representatives from the DOE are actively participating in the development of these *Valuation Advisories* as Subject Matter Experts (SMEs).

"The *Valuation Advisory* adopted on June 2 is an important first step in providing real property appraisers with the knowledge and tools they need to value both commercial and residential green buildings in a competent and ethical manner," said Rick Baumgardner, Chair of the Appraisal Practices Board. "We're very excited to adopt two additional Advisories in the coming months that will further provide appraisers with guidance on the recognized methods and techniques related to green valuation." In June of 2011, The Appraisal Foundation signed a Memorandum of Understanding with the Department of Energy to collaborate on a series of initiatives focused on educating appraisers on green valuation. These Advisories will offer guidance to appraisers so they will be able to provide appraisals in compliance with the *Uniform Standards of Professional Appraisal Practice* (USPAP), the Congressionally-authorized standards for real property appraisers. Over the coming months, the APB will adopt Advisories focused on the valuation of green residential properties, as well as green commercial, multifamily and institutional properties.

To view the Advisory, please visit: <https://appraisalfoundation.sharefile.com/d-55f8aa66a58a41f09>

Questions? Contact Staci Steward, Practices Administrator, staci@appraisalfoundation.org.



About The Appraisal Foundation

The Appraisal Foundation is the nation's foremost authority on the valuation profession. The organization sets the Congressionally-authorized standards and qualifications for real estate appraisers, and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at www.appraisalfoundation.org ;

About the Appraisal Practices Board:

The Appraisal Practices Board offers voluntary guidance on recognized methods and techniques in topic areas that are most pressing to appraisers and users of appraisal services.



Steven Decker receiving his dual designation.
Picture by: Debbie Hjelmstrom

Here are Advancements and New Candidates that have occurred over the past two months:

ADVANCEMENTS:

Steve Hjelmstrom, ASA-MTS, ARM-MTS
(Dual Designation ARM)
25072 Wilkes Place
Laguna Hills, CA 92653
Phone: **949-855-9665**
Fax: Not Listed
Email: hjelmassoc@aol.com

Brian Hackman, ASA-BV
The Camden Group
100 N. Sepulveda Boulevard, Suite 600
El Segundo, CA 90246
Phone: **310-320-3990**
Fax: Not Provided
Email: bhackman@thecamden.com

Quentin H. Marshall, ASA-RP
4222 E. La Palma Avenue
Anaheim, CA 92802
Phone: **714-692-6155 ext. 221**
Fax: **714 692-6960**
Email: quentin@syn-mar.com

CANDIDATES:

Discipline Business Valuation

Albert Aaron Gonzalez
KPGM LLP
550 South Hope Street, Suite 1500
Los Angeles, CA 90071
Phone: **213-593-6744**

Fax: **213-403-5795**
Email: **aagonzalez@kpmg.com**
Website: **www.kpmg.com**

Christopher J. Armstrong
KPMG LLP
550 South Hope Street, Suite 1500
Los Angeles, CA 90071
Phone: **213-955-8859**
Fax: None Listed
Email: **christopherarmstrong@kpmg.com**

Discipline: Machinery and Technical Specialties

David J. Briguglio
2920 East Inland Empire Blvd, Suite 105
Ontario, CA 91764
Email: **Davidb@jaycobbmarley.com**
Phone: **1-909-980-5092**
Fax: None Listed

Nick Villasenor
Asset Works
6404 Wilshire Boulevard
Los Angeles, CA 90048
Phone: **323-404-8712**
Fax: **310-470-4903**
Email: **nick.villasenor@assetworks.com**

Discipline: Real Property

Michael Patrick Kearns
Retail Petroleum Consultants, Inc.
38050 Fairbrook Drive
Murrieta, CA 92563
Phone: **951-304-3098**
Fax: **213-559-0719**
Email: **mkear001@yahoo.com**
Website: **www.gasvaluation.com**

Discipline: Appraisal Review Management

Deborah Lee Hjelmstrom
25072 Wilkes Place
Laguna Hills, CA 92653
Phone: **714-655-8681**
Fax: Not Listed
Email: **sdhjelm@aol.com**

CALENDAR:

SEPTEMBER 11, 2015:

If you missed the May 18, 2015 Understanding and Using Comparable

Transaction in Los Angeles, you can still catch the course in Northern California. Course will be taught by Bruce M. Hahn, ASA-RP, MAI, SRA and David R. Lewis, ASA, MRICS, SR/WA

Registration: <http://asanorcal.org/Comps>

October 18-21, 2015

ASA International Conference 2015

The Mirage, 3400 S Las Vegas Blvd, Las Vegas, NV

<http://www.appraisers.org/Education/conferences/asa-conference>

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