

March 2025

Upcoming IREM[®] Events

New Climate Laws Are Here: Are the Properties You Manage Ready for Compliance?



April
18
11:30 - 1:30 PM

One Financial Center
121 SW Morrison Street, 4th Floor
Portland, OR 97204



Perry England
Building Performance Strategist
MacDonald-Miller



Speaker &
Lunch Sponsor

Join us for a lunch and learn with Perry England, a leading expert in building performance, as he provides a detailed overview of the new climate

regulations, their impact on property management, and the key steps needed for compliance. This session is essential for property managers, building owners, and real estate professionals looking to stay compliant, optimize building performance, and navigate these regulatory changes effectively.

Stay ahead of these changes

Register online at iremoregon.org

Virtual attendance available

What Property Managers Need to Know:

-  Changes Affect Building Operations & Costs
Understand how these laws reshape energy efficiency standards, sustainability requirements, and reporting obligations.
-  Get Expert Guidance from an Industry Leader
Learn from a trusted expert who will break down the laws and provide practical insights.
-  Stay Competitive & Future Proof Your Properties
Learn how to navigate these regulations to maintain property value and operational efficiency.

Upcoming Events



May
29
8:30-10:30 AM

IREM® Community Service
Hollywood Fred Meyer
3030 NE Weidler St
Portland, OR 97232

IREM Community Service Event: Store to Door

Store to Door supports independent living for Portland area seniors and people with disabilities by providing an affordable, personal, volunteer-based grocery shopping and delivery service. IREM Oregon-Columbia River is calling on volunteers to help fill our 15 volunteer grocery shopper slots

Register online at iremoregon.org



May
19-20
8:30-5:00 PM

IREM® CAPTRK CPM Capstone Track
Moda Tower
601 SW 2nd Ave. The Study - 9th Floor
Portland, OR 97204

MPSA and CPM® Prep and Exam

The IREM CPM® Capstone Track is coming locally to Oregon! This is your chance to complete the final steps toward earning your Certified Property Manager (CPM®) designation

Register online at irem.org



June
18

Winery Field Day
Details coming soon!



Game On! Join Us for the First Annual IREM Oregon Winery Field Day!

From Fairways to Fine Wines: IREM's Cornhole Tournament Hits the Vineyard!

Enjoy stunning views, field day games, including our famous cornhole tournament, fantastic wine, and great company.

Whether you're here to compete or just soak in the good vibes, this is the perfect chance to unwind and connect with fellow industry professionals.

Meet your 2025 Board

President



DeAnna Amende, CPM®

WCB Commercial Properties

With 30 years of experience, DeAnna specializes in asset management for Class A high rise owners and developers in the Western US. Her background includes assets in San Francisco, Phoenix, Sacramento and Portland.

Vice-President



Michele Schiffer, CPM®

Terrace Tower Group USA

Michele has enjoyed a successful commercial real estate career for nearly 40 years. Since 2014, she has thrived in Class A office institutional management and most recently in private asset management and leadership. Her extensive career spans over New Mexico, southern Texas, Portland and Orange County.

Secretary/Treasurer



Michael M Templeton, CPM®, ARM®

Chroma Property Management

Having been in the residential property management industry for over 8 years, and 20 years in the emergency medical field, Michael brings a unique perspective to the property management field. Combining his experience and education, he brings together the perspectives of the owner, management company, and the tenant together to provide a level of service that meets the needs of everyone involved. Michael has an MBA in Real Estate Property Management, and holds both a CPM and ARM designation.



President's Message

cont. IREM 2025 Board of Directors



V.P. Education

Jessica Headrick, CPM®
Bennett Management Co.



V.P. Member Services

Hannah Knutson
JLL



V.P. Communications

Destiny Robinson
NAI Elliott



ARM® Chair

Michael Havlik, CPM®,
Academic Member
Portland State University



1st Member at Large

Chris Pasteur, CPM®, ARM®
Sequoia Equities



2nd Member at Large

Shannon West, CPM®
Wyse Real Estate Advisors



3rd Member at Large

Cynthia J. Sparks, CPM®
Enterprise Community
Investment



"Change is the heartbeat of growth. This year, we're embracing new ideas, strengthening our leadership, and setting the stage for an exciting future."

I am honored to serve as President of the IREM Columbia River Chapter and thrilled for what's ahead in 2025. This year is all about growth, innovation, and connection,

not just within our chapter but across the entire IREM community. We're making some exciting changes to enhance the member experience, strengthen our leadership, and position our chapter for long-term success.

What's New?

New Leadership focused on Board Development – This year, we are focused on refining how our board operates, ensuring we are more efficient, engaged, and forward-thinking.

Hosting the Regional Event – We're proud to host the IREM Regional Event in Vancouver, WA, this August! This is a major opportunity to bring together leaders from across the region, learn from top professionals, and showcase what makes our chapter special.

New IAEs & Enhanced Support – With fresh leadership on the administrative side, we're streamlining communication, improving processes, and ensuring members receive the best support possible, to keep our membership informed, engaged, and connected with everything happening in IREM.

Celebrating 70 Years – As we honor this incredible milestone, we're embracing new ideas while staying true to the legacy of leadership and excellence that has defined our chapter.

This is an exciting time to be part of IREM Oregon-Columbia River. Whether you're looking to grow your career, expand your network, or take on a leadership role, there are so many ways to get involved. I encourage you to join us at events, share your ideas, and be part of this momentum. I'm grateful for this community, and I can't wait to see what we accomplish together. Here's to a year of growth, leadership, and new possibilities!

Welcome New Members!



New CPM Candidates

Tara O'Connor, CPM Candidate
Compass Commerical

Stephanie Jones, CPM Candidate

Jeremy Slyh, CPM Candidate

Conor Schloff, CPM Candidate

Christopher Folkestad CPM Candidate

New Associate Members

Amy Oberholtzer, Associate
PURE Property Management of Oregon

Karen Levin, Associate
KBC Management, Inc.

New Student Members

Jonathan Andres, Student Member

Ben Kirkpatrick, Student Member



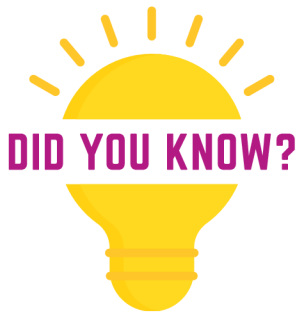
Removing financial barriers to essential industry knowledge.

Foundation scholarships cover 75% of the tuition for up to 3 certification courses, annually.

Apply online at irem.org



The nation's first and most recognized property management firm certification



Benefits of an AMO

- Ability to use the prestigious AMO mark and acronym on corporate promotions, websites, employee signatures and more
- Member pricing for all employees on **IREM courses**
- Listing in the exclusive IREM **AMO Directory**
- And so much more!

Who should apply?

- Property management and full-service real estate firms looking to raise their profile with prospective clients and develop top talent
- Firms with an IREM CPM® in an executive management position
- Real estate management firms in the U.S. or abroad, currently engaged in real estate management and in business for at least three years
- Real estate management firms who have not filed for reorganization under Chapter 11 of the federal Bankruptcy Code, unless discharged of its debts

Exclusive accreditation.
Lasting integrity.

The AMO is the nation's original and most exclusive accreditation for property management firms; the first AMO firms date back to 1945. Today, over 500 elite firms can call themselves an AMO.





For those who manage
to make a difference.™



Congratulations on earning your Accredited Residential Manager (ARM) certification!

Michael Samuelson, ARM®

Community Manager
Sequoia Equities X LLC



Michael is a dedicated leader who goes above and beyond to support his team, bringing creativity, collaboration, and a roll-up-your-sleeves attitude to every challenge. His passion for building thriving communities is truly inspiring, and this well-earned certification is just another testament to his commitment to excellence.

Congratulations on your achievement!

Derrick Cheng, CPM



Boston, MA, on April 23-24, 2025

Two full days of learning for
property managers like you

[register now at irem.org](https://www.irem.org)





Navigating CAM Reconciliations: Essential Tips for Property Managers

As CAM reconciliation season begins, accuracy and efficiency are key. Ensuring tenants are billed correctly and landlords recover costs helps prevent disputes and strengthen relationships.

Pro Tip: Spot Cost Creep & Strengthen Tenant Trust

Compare this year's CAM expenses to prior years and flag unexpected increases. Investigate vendor contracts, utility rates, and maintenance fees to pinpoint the cause. Proactively explaining changes to tenants not only prevents disputes but also builds transparency and trust—leading to better long-term relationships.

**Follow
Us on
Social
Media**

IREM Oregon-Columbia River Chapter

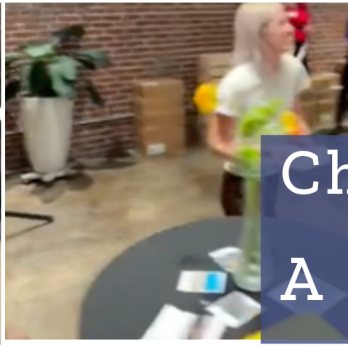


IREM Oregon-Columbia River Chapter



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Cheers to 70 Years A Sold-Out Celebration!



The IREM Oregon-Columbia River Chapter's Cheers to 70 Years celebration was filled with laughter, camaraderie, and unforgettable moments! From exciting prizes and lively games to warm hugs and great conversations, it was the perfect way to kick off the year at ERATH Winery.



A heartfelt thank you to everyone who joined us. Your energy and enthusiasm made this milestone truly special. And to those who couldn't make it, we hope to see you at our next gathering for more fun, connection, and celebration!



Meet Tiffany: A Valued IREM® Industry Partner & IREM® Volunteer

As Director of Sales and Marketing at PuroClean Restoration Services, Tiffany VanDyke helps property managers stay ahead of disasters, not just recover from them. With over a decade of experience, she knows that prevention is just as critical as response when it comes to protecting properties and minimizing downtime.



Beyond her expertise, Tiffany is a dedicated IREM Oregon-Columbia River Chapter volunteer, giving her time and energy to support our industry and community. We're grateful for her leadership and commitment and proud to have her as an IREM Industry Partner.

Tiffany's Pro Tip for IREM Members:

Most property managers focus on disaster recovery, but the real key is disaster readiness. The biggest mistakes happen before the emergency even starts. Here's how to stay ahead:

- ✓ Know where your shut-offs are! In a crisis, wasted minutes = major damage. Make sure your team knows the locations of water, gas, and power shut-offs before an emergency happens.
- ✓ Have your 'Go-To' Vendor List Ready. The last thing you want to do during a disaster is scramble for help. Establish relationships now with trusted vendors like PuroClean so you're not left searching when every second counts.
- ✓ Document Everything. Before and after emergencies, photos and records aren't just helpful, they're insurance lifesavers. Having a clear record of conditions can speed up claims and reduce disputes.



Looking for a restoration partner who helps you plan, not just react? Connect with Tiffany and see how PuroClean can be a resource for your properties.



TIFFANY VANDYKE

Director of Sales and Marketing

2025 IREM Industry Partners

IREM[®]
INDUSTRY PARTNER

township

Matt Beilstein

mbeil@townshipservices.com

(503) 292-8391



Tysen Bodewig

tysenb@kennedyres.com

(971) 227-3465

GOLD



Bill Sparks

bill@mbsportland.com

(503) 281-1949

LandCare

Chris Caruso

chris.caruso@landcare.com

(503) 201-3346



Bob Grover

bob.grover@pacscape.com

(503) 793-6104



Jennifer Hughes,

jhughes@1800plumber.com

(503) 676-3449



Tim Young

tim.young@rmc.com

(971) 349-0215

LOVETT

Aaron Sawyer

aaron.s@lovettservices.com

(503) 752-8544



Jose Parra

jose@americacleaningsolutions.com

(503) 502-0746

SILVER

2025 IREM Industry Partners



Benge Industries

Corey Wilkerson
corey@bengeindustries.com
(503) 803-1950

Crystal Greens

Casey Oliver
casey.oliver@crystalgreens.com
(503) 742-0101; (971) 500-3043

Crystal Greens

Scott Cannon
scannon@interstateroofing.com
(503) 820-1029

Belfor

Matt Korshoj
matt.korshoj@us.belfor.com
(360) 558-2618

Northwest Landscape Service

Lindsay Vizzini
lindsay.vizzini@monarchlandscape.com
(503) 979-5744

Snugs

Luke Hintz
luke@snugsservices.com
(503) 408-7722

PuroClean

Tiffany VanDyke
tvandyke@puroclean.com
(503) 820-5200

AC Moate Industries

Adrienne Harbourt
aharbourt@acmoate.com
(253) 308 6962

J.R. Johnson

Lisa Rose
lisar@jrjohnsoninc.com
(503) 240-3388

Expresso Building Services

Leslie Servatius
leslie@expressoclean.com

Cantel Sweeping

Gloria Moist,
info@cantelsweeping.com
(503) 661-4337

Local Plumbing Co.

Harold McMahan
haroldm@localplumbingco.com
(971) 219-0249

BRONZE

PARTNER

2025 INDUSTRY
PARTNER
PROGRAM

Let's grow together!
email us at
info@iremoregon.org
to get started!

Creating Impact: Oregon Cleaning Week & IREM®

Governor Tina Kotek has proclaimed March 23-29, 2025, as Oregon Cleaning Week, recognizing the essential role that clean, well-maintained spaces play in public health, sustainability, and thriving communities.

At IREM®, we understand that clean, well-cared-for properties create healthier environments, happier tenants, and stronger communities. As property managers, we have an opportunity to take small steps that make a big impact, whether it's partnering with cleaning professionals, organizing a cleanup, or implementing better maintenance practices.

Let's use this week as a reminder of the role we play in keeping our spaces safe, welcoming, and well-maintained. When we invest in clean environments, we invest in the success of our properties and the people who rely on them.

STATE OF OREGON
PROCLAMATION
OFFICE OF THE GOVERNOR

- WHEREAS:** Regular cleaning and disinfection are an investment in public health and safety; and
- WHEREAS:** According to the International Sanitary Supply Association, the world's leading trade association for the cleaning industry, cleaned and disinfected surfaces reduce virus concentration by 41.7% and when combined with hand hygiene, this increases to 85.4%; and
- WHEREAS:** Essential frontline cleaning professionals work tirelessly to keep our schools, hospitals, workplaces, and other spaces healthy and safe for us all; and
- WHEREAS:** Manufacturers and distributors produce and deliver cleaning and hygiene products that allow cleaning professionals to effectively complete their work; and
- WHEREAS:** Oregon recognizes the hardworking professionals in the cleaning industry, who aid in maintaining healthful and sanitary conditions in our workplaces, schools, and public spaces.

NOW,

THEREFORE: I, Tina Kotek, Governor of the State of Oregon, hereby proclaim March 23-29, 2025 to be

OREGON CLEANING WEEK

in Oregon and encourage all Oregonians to join in this observance.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Great Seal of the State of Oregon to be affixed. Done at the Capitol in the City of Salem in the State of Oregon on this day, February 20, 2025.



Tina Kotek
Tina Kotek, Governor

Tobias J. Read
Tobias Read, Secretary of State





Did you Know

IREM's President-Elect is a region 12 chapter member, from the IREM Idaho Chapter?

Mindy Gronbeck was highlighted in the latest edition of IREM's JPM, and here's a glimpse of what she shared when asked some questions about her experience.

President-Elect: Mindy Gronbeck, CPM®, CCIM, CSM, CRX

A common theme is employee and talent management. We often hear that it is hard to get good people, or in smaller communities like mine, people or companies are recruiting our good employees. How do you compete against that? IREM's top-notch education can provide employees with that edge. Especially with younger or newer talent, IREM education is a quick and easy way to provide knowledge if you need to get an entry-level person quickly to a level where they're competing against seasoned managers.

Get involved, volunteer in your chapters, attend your chapter events, attend PropertyCon and the Leadership Forum next year and use the resources at [IREM.org](https://www.irem.org). There's so much on our website, and it will help you in your day-to-day job. Meet other members, network, seek knowledge, and ask questions. When I started with IREM, I used IREM to learn leadership skills. We have very tenured employees in our company, so if I was going to stay with the company that I currently am with—I've been with them for 22 years—I needed to find other ways to strengthen my leadership skills, and IREM allowed me to do that.

Read the full article online at [jpmonline.org](https://www.jpmonline.org)