



## ARIZONA BOARD OF APPRAISAL

1400 West Washington, Suite 360  
Phoenix, Arizona 85007  
(602) 542-1539 Fax (602) 542-1598  
Email: [appraisal@appraisal.state.az.us](mailto:appraisal@appraisal.state.az.us)  
Website: [www.appraisal.state.az.us](http://www.appraisal.state.az.us)

December 27, 2011

### **2011 Holiday Season Greetings and Board Update**

The Board and Board staff of the Arizona Board of Appraisal would like to wish you a Happy Holiday Season. We hope this will be a time of relaxation for you to enjoy each in your own way.

It is also time for a Board staff update. I realize there has been no communication directly from the Executive Director in recent weeks since the announcement of my illness. I am pleased to inform you that the treatments have been successful at this point and the outlook is positive. According to my doctors the results of the chemo are very encouraging. My wife and I will continue to fight this disease as we have from the beginning.

The support from the appraisal community has been completely overwhelming! The cards, emails, letters, and other encouragement tell me there is no end to your kindness! You are amazing and we appreciate all of the support. It absolutely has had a positive effect on both of us. What is astounding is the number of you from within the appraisal community that have gone through much worse than I yet now stand and offer very personal and sincere encouragement to us!

Since the beginning of my illness I have been a daily part of the office and administration. Because of the technology of conference calling and remote log-in operating now from a hospital room or from home is very effective especially when you utilize the fax and courier services. I am also physically in the office and Board meetings as much as possible.

After taking over the Board operations 1.5 years ago we have been busy putting in place a cross training program for the entire staff. With such a small staff it is imperative that everyone be efficiently cross trained and that an alternative operation plan be in place in the event that someone is suddenly removed from the day to day workings. Little did I know it would be me. The plan we put in place is working flawlessly and the Board offices are running smoothly. In fact, during one recent Board meeting the Chairman, Les Abrams, asked each of the staff if there were any deficiencies in the day to day operations due to my partial absences. The reply from staff was that the offices and staff "we're not just surviving but we're actually thriving." Hopefully that doesn't mean they don't need me anymore!

Stay tuned as further newsletters will include many issues and challenges currently at play in our appraisal environment. Dodd - Frank continues to loom large on the national horizon with the full implementation of the CFPB (Consumer Finance Protection Bureau) being closely scrutinized. The APB (Appraisal Practices Board) although being volunteer participation is also being watched closely.

At the local level the AAREA is proposing legislation that would affect changes in the appraisal statutes. This is something you should be aware of, informed about, and willing to take a position on as it could affect you should these changes be put in place.

Proposed legislation can be good or not so good depending upon how you view it. That is why it is important to view it, understand it, and decide for yourself how it will affect you and the regulated community. Many times proposed legislation is looked at purely from a political standpoint. It is *my opinion* that the politics of proposed legislation should be secondary and that the impact of the proposed legislation should be primary. Will it have a positive or negative impact on what you do, your income, the overall efficiency of your business? Will it have a positive impact on you personally yet create something that would be difficult to live with and difficult parameters work to within at a later time? Would small changes in wording change the bill from bad to good legislation or vice versa? Will it affect the Boards ability to protect the public? Any piece of proposed legislation needs to be looked at from many different directions because the tentacles of its impact typically affect much more than the original intent of the bill.

These are issues we will live and work with should proposed legislation go through so you need to be involved. Information about this legislation may be obtained by contacting the AAREA (Arizona Association of Real Estate Appraisers) and can be found at <http://www.aareaonline.org/>

The staff is continuing to work on numerous Board level projects such as the ability to accept credit cards and a merging and re-writing of our computer database as well and other things. Re-writing of the Board database would result in a nearly live website with constantly up to date information. Additionally, all of the recent Board meeting minutes are current in DRAFT form on the website including the most recent December 2 meeting.

Looking ahead you will note that there are 2 days of Board meetings scheduled for both January and February, which is unusual. These additional meetings will facilitate the Board in becoming fully caught up with outstanding complaints and investigations from prior to the hiring of your current Executive Director. While they may not all be resolved at that time they should be investigated and heard by the Board by then which is a huge milestone for the Board and the upcoming ASC Review next April.

Again, on behalf of your Board, Board staff, and Executive Director we wish you Happy Holidays and hope that you enjoy this time of respite and renewed strength before the New Year, each in your own beliefs and each in your own way.

Sincerely,



Dan Pietropaulo #30412  
Executive Director  
Arizona Board of Appraisal  
[www.appraisal.state.az.us](http://www.appraisal.state.az.us)