



REMARKS FROM THE PRESIDENT'S DESK -

By: David H. Ricks

It is hard to believe that summer is nearly over. But here we are in September. I hope everyone has had a successful and enjoyable summer. With about four months left during this year, the question is: What are you going to do to use these final four months of the year to make a difference in some aspect of your life or the lives of those around you?

My experience has shown that lawyers are a very generous group of people generally. I've seen lawyers volunteer their precious time for community causes. Lawyers are often contributing generously with their time and money to charities and causes for the underprivileged. We see lawyers expending their personal funds, sometimes to their own detriment, to promote causes and actions in the courts for those who would otherwise be excluded from access to justice and our judicial system. These lawyers are making a difference both in and outside of their practices.

Despite these many acts of generosity, there are many other lawyers who are struggling financially, personally and professionally. For some, the burden is not knowing how the bills will be paid the next month or where the next case is going to come from. For others, the struggle is with addictions and abuses, of alcohol or drugs. And for others, their personal lives seem to be crashing in around them. We probably know these very attorneys who are finding the practice of law and life generally a burden. Many of us have been there and are still fighting the daily battle. For those who are feeling the weight and demands of practicing law, I want to share a personal experience of despair and eventual hope.

For five and a half years I worked for a prominent Inland Empire law firm. The work was demanding, yet the pay check was steady and constant. However, as with many of us, I got the idea that I wanted to venture out on my own. So, in October 1992, I left the comfort of a steady law firm to explore the uncharted waters of sole practice. I immediately found myself struggling to meet my payroll and secure steady income. There were many weeks, everyone was paid but me. By early 1993, less than six months after leaving a comfortable life, I found myself very deep in debt. I had secured credit lines and credit cards to finance my business until things turned around. I was hopeful that by March or April 1993 everything would be great after I took a serious injury case to trial.

However, I took another serious financial hit when the jury returned a nominal verdict, after spending a significant amount of money in getting that case to trial. Unfortunately, my client failed to disclose the whole truth to me before the trial and was left swinging by his own noose when he was caught in a lie on the witness stand. I was devastated and demoralized.

Here I was, a sole practitioner, no steady income, a family of five, a mortgage, employees and overhead. Paying for health insurance was a struggle (and was often dropped). It seemed like the entire world was collapsing on me. I found myself becoming depressed and anxiety ridden. My relationship with my wife was strained and every where I turned I found little relief. I recall many late nights pacing the halls of my home at 3:00 a.m., holding our crying infant, worried about how I was going to provide for her and for my other children. At that moment, I could not see things getting much worse off. Fortunately, alcohol and drugs were never a consideration for me so I never found myself falling into the grasp of those vices. The hole I was in seemed so deep and so dark that the light was too far away for me to ever see it again.

Saddled with the weight of the world, I knew I could not let down all those who counted on me. From my family to my employees and clients, I knew I had to rise above it all and conquer these challenges. I did what I felt I needed to do change the course I was on. I started by turning to my personal belief in God for spiritual support. That gave me some peace and assurance that I could do this. Then, I turned to my fellow attorneys to help me through the challenges. I began talking to others and learning how they got past there challenges as attorneys. Their advise and kind words lifted me and gave me new ideas and gave me a belief that I could do this. I realized this path was not a new one, but a well trod path by many of those I would see daily in court.

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Welcome WSBBCBA New Members

Mojan Anari, Esq. - Walker & Mann LLP
Brian Bitker, Esq. - Law Office of Brian Bitker
Ricson C. Dakanay, Esq. - Law Offices of Michael A. Scaffiddi
Roderick A. Daly, Esq. - Law Offices of Michael A. Scaffiddi
Malalai Farooqi, Esq. - Law Offices of Michael A. Scaffiddi
Samantha Hart, Esq. - Walker & Mann, LLP
Nazik Hasan, Esq. - Walker & Mann, LLP
Megan Scaffiddi, Esq. - Law Offices of Michael A. Scaffiddi
Jess Winn - David H. Ricks & Associates

President's Remarks Continued from page 1

Eventually, the financial difficulties abated with a successful verdict a few months later and some unexpected settlements. The financial relief was just one step in the right direction, however, the financial relief was still temporary and my future was still subject to many ebbs and flows of income and expenses.

The more important and lasting relief I found came from the support I received from those around me, including my family, relatives, friends and colleagues within the industry. I learned coping and surviving skills. I learned that I was not alone in my struggles. I also learned there were many out there willing to give of their time to help me make it through the tough times and succeed. We were not competitors, but were co-venturers in life.

Within a year or two of my most challenging times, I found a new outlet to help me return the favor to others who were struggling, as well as to help my other colleagues who were doing well. I was invited to join the board for the Western San Bernardino County Bar Association. Once on the board, I began attending continuing education events and getting to know more local attorneys and judges.

The more I got to know our local bar and bench members, the more I saw their goodness and graciousness. I saw men and women committed to high ethical standards. I saw them draw out the best in each other. That spirit of comradery remains with us today. Admittedly, there are some new stresses on our respective practices, but in the end, we remain the same; a group of great individuals trying to do our best, trying to help other people in their time of need and trying to help each other succeed and overcome. This small local bar association has meant so much to me and it is why I work diligently to make it the best for us all.

If you feel alone in the practice of law, or if you just need to know there are others similarly situated as you, I personally invite you to participate in some of the bar functions. Spend a few moments rubbing shoulders and shaking hands. Introduce yourself to others and find new friends and associates. Because I experienced it, I know you can find personal and professional strength with those who have experienced what you are now experiencing. Those relationships may last a life time. They will certainly last longer than any monetary gain which comes from the practice of law.

Take these last four months of this year and find strength with those around you. Share yourself and your experiences with someone so you can lend the lifting hand up. Or, if you need the lift, reach out your hand to others and let them help you move forward. Whether in your homes or in your professional life so many people rely upon us and our profession to do the right thing. Let's be the pillars of society we were called to be.

By David H. Ricks
WSBCBA President

September Almanac

By Tony Sears

All times Pacific Daylight Time (PDT), which is minus seven hours from UTC (Universal Time Coordinated). Location: 34.1 N, 117.7 W. All astronomical data courtesy of the United States Naval Observatory website: www.usno.navy.mil.

September Sky. The September New Moon occurs on Saturday, September 12, at 11:41 p.m. local time. However, because the New Moon occurs when the Moon passes directly in front of the Sun, it is not visible to the naked eye, unless a total lunar eclipse is occurring. So, it is the sighting of the young Moon, that silvery shard glimmering in the evening twilight, on September 13 that begin the High Holy Days of *Rosh Hashana* (Lunar New Year) and *Yom Kippur* (Day of Atonement) at Sundown on September 22, 2015.

The Moon has both its 2015 apogee (farthest distance) and perigee (closest approach) in September. Apogee occurs at 4:30 a.m. on September 14 with the Moon being 252,584 miles (406,462 km) from San Bernardino. Perigee occurs on September 27 at 6:55 p.m. with the Full Moon being at mere 221,756 miles (356,882 km) away. So the check out the Supermoon of 2015.

Shine On Harvest Moon! Since the full Moon in September occurs closest to the Autumnal Equinox it is known as the "Harvest Moon", the September Full Moon, known as the "Full Harvest Moon" occurs on September 27, 2015, at 7:50 p.m. Look for that good old Harvest Moon to rise at 6:37 p.m. on Sunday, September 27, 2015, four days after the Autumnal Equinox on September 23, 2015. You may also wish to pull out your copy of Neil Young's "Harvest Moon" or Van Morrison's "Moondance" and give them a listen.

Beware, the Equinox approaches! This year the September (Autumnal) Equinox occurs on September 23, 2015, at 1:22 a.m. This means that the Earth has reached the half way point in its annual rotational tilt of 22.5 degrees North (Tropic of Cancer), on June 21 at 9:39 a.m. (the Summer/June Solstice) to Zero degrees (the Equator on the Autumnal/September and Vernal/March Equinoxes) on the way to 22.5 degrees South (Tropic of Capricorn) on December 21 at 8:49 p.m. (PST) for the Winter/December Solstice.

So to recap, consider this: We live on the side of an irregular sphere (fatter at the Equator than the Poles) at about 34.4' N/ 117.39' W. That bright blue ball, covered in salt water with a thin gaseous nitrogen/oxygen atmosphere, is going in at least four directions five, if you count the space/time continuum...) at once:

(1) Rotating at about a thousand miles per hour (1,000 m.p.h) towards the East (24 hrs. in a day). The rotation is actually slightly faster at the Equator, which is why the best location for a space launch is as close to the Equator as possible. This makes it easier to escape the surly bonds of Earth;

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(2) Tilting from 22.5 degrees north to 22.5 degrees south four seasons); and

(3) Orbiting the Sun in an elliptic (irregular oval), with the perihelion (closest approach) in early January and aphelion (farthest point) in early July.

(4) Our puny little solar system is rotating in the Sagittarius arm of the Milky Way Galaxy; and

(5) We are also plodding along through the space/time continuum, although how that all works is above my paygrade.

So as you start out your hectic day, take solace in knowing that you really are moving in all directions at the same time.

September Event: Join us on the evening of Friday, September 18, 2015, for the annual Bench-Bar BBQ at the fabulous home of Angelique Bonanno and her husband, Greg Flynn in Rancho Cucamonga. Aloha Theme, so get your best Hawaiian shirts and skirts out. See the bulletin for further details.

Garden Notes: Autumn Garden Season. One of the greatest things about living in our area is that the you can garden year 'round. Fall is the perfect time to clear out the garden or containers and reload. The tomatoes are probably done, so go ahead and rip them out. Arugula, Beets, Spinach, Leeks, Lettuce, Carrots, and Bok Choi are all good candidates for the fall garden. There is enough warmth and sunshine to get the plants off to a good start. By the time the weather cools down, the plants will be in established and productive. Fresh soil, clean water (fill your water cans or buckets and let sit for 24 hours so the chlorine in the water evaporates). Keep that seed bed damp until there is good germination. Kind attention will yield a fresh salad greens for the Holiday season. A fresh green salad on Thanksgiving Day is quite possible.

September Recipe: Uncle Doc's Tacos (Docos) I still have some great uncles, but I had the best Great Uncle ever. Harold W. "Doc" Sears. When we were kids Uncle Doc was the coolest old dude ever. He was kind, generous, and treated us like we were human, even though we were maniacs. This recipe serves four and is easily doubled or tripled. These are not too fancy and not really spicy hot. Your family will love them. We usually get take out rice and beans from a local take out. There is a local place you know that will be glad to sell you some authentic rice, refried beans, and chips.

Please do not freak out about the corn oil. If the oil is at proper temperature, 350 -375 you will have no problemo. The tortilla shells will fry up nice and crispy. Please hold off on the Margaritas or beers until the taco shells are done and the oil is cooling down. Dispose of your used oil responsibly.

Ingredients:

1 lb. extra lean ground beef or ground sirloin. Seasoned with just salt and pepper. You could add some cumin if you want, but the idea is to keep it simple and not too spicy. Use ground turkey if you must.

1 medium onion, minced

1 Tbsp. Corn Oil
1 tomato, minced
1 bunch cilantro, minced
1 lime
6-8 oz of shredded cheese.



Try the extra sharp cheddar.

1 dozen Yellow Corn tortillas. White corn and flour tortillas are okay as well.

2 cups of corn oil.

In your skillet, take ½ of the minced onions and saute with 1 tbsp. corn oil until soft. Add ground meat and brown, draining off the fat when done. Cover and place on lowest heat.

Combine the other half of the minced onion, minced tomato, and minced cilantro in bowl, finish with lime juice, cover and chill (if you have time, if not, it is ready).

We even had a "Secret Handshake". Uncle Doc was born on September 14, 1920 in a farm house in Decatur, Nebraska. He was delivered by his grandfather, Edgar Allison Sears, the local physician. As a young man, he drove his grandfather around in a horse & buggy, then a car. He earned the nickname "Little Doc" and it stuck. Sadly, Uncle Doc passed away a few years back.

Uncle Doc was famous for his tacos, which we call "Docos". Back in the day Uncle Doc would fly back to Nebraska in his sweet 1967 Beechcraft Supercharged V-tail and often take dozens of freshly made corn tortillas back with him. Folks would meet him at the airstrip in Tekamah, Nebraska, and the taco fry was on. Kind of ironic that the corn tortillas had to go through Los Angeles and the tortilla factory to get back to Nebraska corn country.

If you have one of those chopper gizmos, use it, as it is perfect for this task. This makes a simple salsa fresca that will not last long. Serve with chips or just put it on your tacos.

Heat 2 Cups of Corn oil, up to 350-375° in a saucier or other high sided pan. You can use a skillet if you are careful, but the high sides of the saucier make it safer. Fry the tortillas, one at a time. Fry one side, turn it over, and then form the shell by folding in half. About a minute each. Drain on paper towel covered plate. Unless you are feeding a lot of folks, you should do all the shells before you start serving. That way, you can shut down the fryer, and set the hot oil on the back of the stove while it cools down. It may take up to an hour to cool off, so please be careful. There is a reason they used to guard the castle with pots of boiling oil.

Hot Sauce of your choice. Red, green, hot, mild, whatever you like. I will presume you know how to assemble a taco. Just in case, take a shell, put in a spoonful of meat, then hot sauce, cheese and finish with salsa fresca. Serve with rice and beans. Margaritas, Beers, or a Sangria, all go well with Docos.

Tilting at Windmills

In 1615 Miguel de Cervantes wrote *Don Quixote*, a volume of nearly one thousand pages and is a foundation of western literature. Nonetheless, it is far from holding a place on the best seller list today. Despite the fact that most of us have never read *Don Quixote*, Cervantes' work continues to live in the term "Tilting at Windmills", a metaphor that is especially adaptable to the practice of law.

Tilting at Windmills is one of the few metaphors that never seems to get tired. For lawyers this phrase takes us straight past what is important in our business, facts, law and economics, and focuses on what is often more important to our clients, "right" and "wrong".

By and large attorneys are more susceptible than most when it comes to picking a side and then making that side our own personal windmill. Fortunately, we can almost always count on a competent judicial officer to bring us back to economic reality.

On the other hand, we have all encountered clients whose windmills become the centerpiece of litigation. These clients have been cheated or someone has taken advantage of their honesty or individual limitations. We see these types of cases in ordinary everyday transactions, business disputes between old friends, lot line disputes and family law and probate cases involving high handed actions by a spouse or sibling. Unfortunately, the righteous anger generated in these situations creates conflicts for both their attorneys and our overcrowded court system.

The question facing the attorney is whether to accept representation of such a client and whether the client's personal windmill is sufficient to justify the costs of litigation.

In a lot line dispute, the parties may be arguing over a few inches of space, wrongfully and knowingly taken by one neighbor at the expense of another. A similar concept in probate would involve a small estate where one sibling has received his share of the estate from a parent prior to death. The remaining sibling(s) will often resent this treatment and actively litigate the issue of whether the first sibling is entitled to any further portion of the estate.

In both cases, one party has a cognizable legal claim which will clearly cost more to litigate than the cost of repair in the lot line dispute or the value of the share of the estate at issue in the probate dispute.

These clients create an inherent potential conflict for the attorney. The attorney's job is to be a zealous advocate and generally to provide the greatest economic advantage possible, while not exceeding the rules of professional conduct. Most clients are on the same page with the attorney. The client wants to know how much they will get, how much it will cost, and to have a good idea of the risk of loss.

Generally, an attorney can resolve this problem by providing a detailed disclosure of the costs of litigation and risks of loss to the client. The disclosure can also be accompanied by proposing a large retainer to insure that the client is aware of

their financial exposure and the price of proving up the client's beliefs. Either method will resolve the attorney's potential liability to the client.

Having satisfied our burden of disclosure, the attorney still needs to decide whether to accept the client who is ready to tilt at the windmill and will pay whatever it takes to make sure right prevails over wrong.

This brings us to the ultimate question in this article. What should an attorney do when a client refuses to take their advice and wishes to proceed with a lawsuit which has no economic advantage?

The attorney's quandary is twofold. First, the attorney needs to very candidly consider his or her own expectations for the case. It is often difficult not to substitute our own judgment for that of the client. In tilting at the client's windmill there is unlikely to be a middle ground for settlement that will satisfy the client's objectives and the attorney will have little or no latitude to reach a consensus where each side gives up some of its claims and/or rights.

Perhaps the best way to evaluate the attorney's passion for the client's concerns is to consider, at the outset of the case, whether he or she will be embarrassed when trying to explain their position to the Court. If the answer to that question is yes, then the case either has inherent problems or the attorney may not be sufficiently zealous about representing this particular client.

The second half of the attorney's decision is with respect to the affect the litigation will have on the prospective client. An extreme juxtaposition, both in the lot line dispute or the probate action, would be to compare the cost of the lawsuit to the prospective client. In the case of a wealthy client, there is going to be little or no detriment to the client if the attorney pursues the question of right and wrong, without consideration of the cost of such an endeavor.

The moral dilemma arises when the client does not have significant funds and the lawsuit may very well be the largest expense that the client will incur in his or her lifetime. The question is now to decide if the attorney is justified in substituting his or her own judgment for that of the client to make a determination as to whether the client should, in good conscience, incur the cost of litigation which materially impacts the client's personal finances, with no material economic benefit to the client.

In the end it comes down to whether an attorney can take the position that a justice is only available to the rich. We may not agree with our client's valuation of a given property line or family dispute. In the alternative, it would seem inappropriate for an attorney to make such a personal decision in place of their client. Ultimately, no one has the right to take away a man or woman's right to invest in their passion, to make their own decisions as to what is important in their lives and to tilt at the windmill.

*By Randall Hannah
WSBCBA Board of Director*



WHAT ARE THE AMERICAN INNS OF COURT?

Lisa DeLorme, Imm. Past President, Joseph B. Campbell Inn

The development of the American Inns of Court network was initiated by United States Chief Justice Warren Burger after his observation that the English Inns of Court tended to promote a high degree of civility in the British legal system. The U.S. Inns were inspired by and very loosely modeled after, the ideals of the traditional English Inns, but changed and adapted to an American context and legal system. The first American Inns chapter was chartered in Salt Lake City in 1980. Today there is a national American Inns of Court Foundation and nearly 400 chartered local American Inns, with at least one chapter in each of the lower 48 states. Membership is drawn from the entire legal community and includes federal and state judges, government and private lawyers, law professors and law students.

The mission of the American Inns of Court is to improve the skills, professionalism and ethics of the bench and bar. The American Inns aim to help members become more effective advocates and counselors with a sharpened ethical awareness through learning side-by-side with the most experienced judges and attorneys in their community.

An American Inn mixes judges, lawyers, law professors and students with the belief that all segments of the legal community have something to learn from each other. Each Inn's entire membership meets monthly to "break bread" together and to present programs and discussions on ethics, skills and professionalism with the goal of communicating a culture of excellence in professionalism, ethics, civility and skills to the legal community and at large. Programs are presented by teams of the members called "pupillage teams," which also serve as mentoring groups. Most Inns are general practice Inns open to all practice areas. However, a few Inns in larger cities specialize in particular subjects, such as federal practice, or bankruptcy.

The American Inns of Court combine elements of a social club, a continuing legal education course, a law school adjunct program, a networking event, an apprenticeship system, a mentoring exchange, a fraternal order and a lecture series without being any one of those things. Inns seek to benefit their individual members by providing training, networking and mentoring, while simultaneously benefiting the legal profession as whole by promoting civility and professionalism in the legal community through the formation of closer bonds among lawyers.

The Honorable Joseph B. Campbell Inn of Court was chartered in San Bernardino on March 30, 1992 and was the first Inn chartered in the Inland Empire. The Campbell Inn is a general practice Inn and was named after one of the most distinguished jurists from San Bernardino County, the former Presiding Justice of the Fourth Appellate District, Division Two. Justice Campbell was born and raised in the Inland Empire (Victorville) and attended Yale for his undergraduate degree and USC for law school. He was first a Superior Court Judge then elevated to the Presiding Justice. Justice Campbell

was known to amuse his judicial colleagues by composing and reciting humorous poems about how judges should or should not behave on the bench. His reputation for legal acumen, integrity and ethics were a model for all who knew him and the reason the Campbell Inn took his name. The Campbell Inn has been named a "National Platinum Inn of Distinction" by the American Inns of Court Foundation.

The Campbell Inn is currently accepting applications from prospective new members. Membership in the Inn include all meetings and programs, all meal costs at programs, an annual "field trip" to a site of legal interest, and national membership dues. Member dues are \$295 per year, with discounted rates for bench officers, law students and attorneys practicing less than five years. Please contact Membership Chair Justin King at jking@rcrsd.com or 909-890-1000 if you are interested in membership for the 2015-2016 year.

The 2015-2016 Inn year kicks off on October 14, 2015 at 5:30 p.m. with our first meeting of the year at the Castaway Restaurant, 670 Kendall Ave., San Bernardino CA 92407, (909) 881-1502. The Inns regular monthly meetings take place the second Wednesday of the month at the Castaway. Potential members may drop-in at any meeting, however, please call ahead or check the website if you plan to drop in, as some months (especially December and February) may be at alternate locations.



25th Annual Red Mass

Tuesday, October 6, 2015 at 6:00 p.m.

Our Lady of the Rosary Cathedral

2525 North Arrowhead Avenue, San Bernardino

The entire legal community and persons of all faiths are invited to attend the 25th Annual Red Mass on Tuesday, October 6, 2015, at 6:00 p.m. The mass will be held at Our Lady of the Rosary Cathedral, which is located at 2525 North Arrowhead Avenue in San Bernardino. The chief celebrant will be the Most Reverend Gerald R. Barnes, Bishop of the Diocese of San Bernardino. A dinner reception in the parish hall hosted by the Red Mass Steering Committee will follow the mass.

The Red Mass is a religious celebration in which members of the legal community of all faiths invoke God's blessing and guidance in the administration of justice. All who are involved in the judicial system, including lawyers, judges, legal assistants, court personnel, court reporters, court security officers, and peace officers, are encouraged to attend the Red Mass.

The Tradition of the Red Mass

The Red Mass is celebrated each year in Washington, D.C., where Supreme Court justices, members of Congress, and sometimes the President attend at the National Shrine of the Immaculate Conception. Since 1991, the Red Mass has been offered in the Diocese of San Bernardino, which covers both Riverside and San Bernardino Counties.

For further information about this event, please contact Jacqueline Carey-Wilson at (909) 387-4334 or Mitchell Norton at (909) 387-5444.

Real Estate Matters

Real Estate Is Not Drought Resistant!

California Living: Swimmin' pools and movie stars! Well, maybe just empty cement ponds and movie stars, thanks to the drought.

Statistics released from the U.S. Drought Monitor revealed California is drier than it has been since 1895, according to the National Oceanic and Atmospheric Association. As the nation's most populous state, at 38.8 million, the state's population is growing annually by about 1.5 million, the 2014 U.S. Census Bureau revealed. Existing home sales are vital for a healthy real estate industry. So what does all of this have to do with the drought?

Supply and Demand = Home Price Fluctuation

With our population growing, there are only so many existing homes to go around. California's low 29% affordability rate for median priced homes means we depend on new construction to maintain supply levels so that demand levels keep the market from unhealthy spikes and plummets. According to Mark Boud, Founder & Principal of Real Estate Economics, "The drought has kept demand per development relatively high and prices fairly high. It will eventually affect the demand of real estate if it is really elongated. But, as of now, it is cutting short developments that may otherwise go forward if water was more plentiful."

Swimming Pools & Financing

For a multitude of reasons, we have clients who do not fill their swimming pools. For some, the water and electric bill is too much to keep up, for others, the pool equipment or structure is broken. Then, there are those who are prohibited from filling their pool due to city ordinance regulations as a result of the drought. Regardless of the reason, a pool must be filled and operable in order to pass appraisal property condition requirements for Fannie Mae, Freddie Mac, FHA, VA and other loan products that conform to their underwriting guidelines. Thus, leaving pools empty when

selling, means disqualifying the majority of the "buyer pool" and only the all-cash subset is able to purchase the home, notwithstanding hard-money or private party loans.

This can beget lower price, since the fewer potential buyers there are means reduced demand - and not a competitive, high demand environment. It is usually advisable to fill the pool if the equipment is working so that all-cash buyers aren't the only candidates, unless the house is in such disrepair that the empty pool isn't the only major condition issue.

Unfortunately, the drought has prompted local regulations and restrictions that have prevented the filling of pools, which can cost homeowners thousands when they need to sell.

Should you have a family law case where the pool is not filled, it is a good idea to address this prior to the parties listing the property. More often than not, they will argue over who will be liable for the cost to fill and maintain it. By the time the case makes it to my office, if this isn't settled, it prolongs the time it takes to market the property for sale - which results in more money spent in attorneys fees, house payments, and other ancillary costs for the delays. Ideally, this is addressed in a stipulation or order if the parties do not otherwise agree, prior to meeting with the listing agent.

Lackluster Curb Appeal

I have to admit that when I drive around neighborhoods, they bear an eerie resemblance to the market crash and it feels like I'm in a 2009 time-warp. Dead lawns used to be a tell-tale sign of either abandoned properties, or destitute homeowners who could not afford to maintain their property.

As a Realtor, it is my primary job to position a listing so that it will attract as many buyers as possible, and negotiate the highest price. That begins with the moment a buyer sees the house online, and then drives up to the home. We want them to fall in love immediately, and there's nothing like a dead lawn that puts a kink in that approach! Not to mention, in some cultures, dead plants and grass are bad luck. "Dead plants, dried flowers, and empty pots are not good Feng Shui. They represent death and weaken the energy in your house or office," says Jessie Kim, a certified Feng Shui consultant.

The cost of the drought for homeowners can be staggering - from a low inventory problem that raises prices, to disqualification of financing because of empty pools, and problems competing against the house down the street with artificial grass or drought-resistant landscape. Will El Niño be enough to restore us back to green grass, full pools, and more new construction? We should know in the next few months!

By: Laurel Starks, Divorce Real Estate Expert

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STATE OF THE SAN BERNARDINO SUPERIOR COURT - 2015 AND BEYOND

Brown Bag Luncheon

Speaker: Presiding Judge Marsha Slough

—► 1.5 hours General MCLE credits ◀—

Friday - September 11, 2015

12:00 p.m. to 1:30 p.m. - Program

at

San Bernardino Justice Center

247 W. Third Street - 1st Floor Training Room 140/144

San Bernardino, CA 92415

Cost: \$10.00 per person

(All proceeds go to the Western San Bernardino County Bar Association to defray costs)

To RSVP: Call: (909) 483-0548 Fax: (909) 483-0553 E-mail: mail@wsbcbca.org

NAME: _____

PHONE NO: _____

The WSBCBA certifies that this activity has been approved for 1.5 hours of General MCLE by the State Bar of California.

WESTERN SAN BERNARDINO COUNTY BAR ASSOCIATION

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E-mail: mail@wsbcbca.org

**Western San Bernardino County Bar Association's
17th Annual BENCH BAR BBQ - Hawaiian Luau**
Friday September 18, 2015 6:00 p.m. - 9:00 p.m.



Cost: \$50.00 per person

Authentic Hawaiian Food and
Entertainment by

ISLANDER'S LUAU

Please join us as we mix and mingle
among colleagues and friends.

Enjoy Free Entertainment & Hula lessons.

Place: Home of Greg Flynn and Angelique
Bonanno, Rancho Cucamonga, CA

Directions provided at RSVP

Please RSVP to WSBCBA

Telephone: (909) 483-0548

Email: deva@wsbcba.org

Fax: (909) 483-0553

Delicious Food

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909/885-1986 • Fax: 909/889-0400

Email: claire@sbcb.org

"My worst day on the golf course still beats my best day in the office."

—John Hallisey

"I used to go to the driving range to practice driving without slicing."

Now I go to the driving range to practice slicing without swearing."

—Bruce Lansky

"In golf I'm one under; one under a tree, one under a rock, and one under a bush..."

—Gerry Cheevers

"Have you ever noticed what golf spells backwards?"

—Al Bolka

"GOLF is but ONE of the four letter words I use during a round."

—Tom Dominick

Please join us!

This year our annual golf tournament will be held at Shandin Hills Golf Club, located at 3380 Little Mountain Drive in San Bernardino. We are joining forces with the Legal Aid Society of San Bernardino, Inc., to help fund critically needed services to the Inland Empire low income community. The LASSB manages several clinics throughout the county in order to serve the largest number of those in need of legal help. As always, we will provide our players a box lunch to take onto the course, a goodie bag with 2 free raffle tickets (as well as the goodies!) and will finish the day at a pleasant social hour complete with cool drinks, buffet dinner, trophies, raffle prizes, and a silent auction featuring incredible sports memorabilia. The tournament will be held on Friday, October 2, 2015 from 12:30 PM to early evening.

Can't make it? Can't golf? Join us for dinner, or donate a product or service to our raffle! Let's make it the best tournament yet!

Please feel free to call us at (909) 885-1986 and ask for Claire Furness if you have any questions.

See you at the SBCBA Bench Bar Golf Tournament this year on the green or as a sponsor!

Something for everyone!



This tournament is a great way to meet, network, or play a round of golf with your judges and colleagues while supporting the SBCBA and its various community service programs, which include Law Day, Bridging the Gap for New Attorneys, the Attorney Information and Referral Service, Continuing Education programs for attorneys, and our Fee Arbitration Program. If you have any questions, please feel free to email us or call the number above and ask for Claire.

Please join the San Bernardino County Bar Association for the Annual Bench Bar Golf Tournament this year on the green or as a sponsor.

Hope to see you there!

Thomas W. Dominick
Bradley R. White
SBCBA Golf Tournament Co-Chairs

Josefina Valdez, Exec. Director, LASSB, Inc.
Claire Furness, Exec. Director, SBCBA



Western San Bernardino County Bar Association

cordially invites you to its

2015 - 2016 Installation of Officers and Awards Ceremony

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of the Year

Lynn Houser

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SBCSC

Jennifer Brooks
Lawyer of the Year

Michael A. Scafiddi

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Lifetime Achievement
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Charles Althouse

The Law Offices of
Charles S. Althouse

Thursday Evening
October 8, 2015

5:30 p.m. - Social Gathering

6:00 - 8:30 p.m. - Dinner & Program

DoubleTree By Hilton
222 North Vineyard Avenue, Ontario, California

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2015 - 2016
Installation of Officers and Awards Ceremony

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Diamond	Platinum	Gold	Silver	Bronze
\$2000.00	\$1500.00	\$1000.00	\$500.00	\$250.00
Includes Table of 10	Includes 5 Meals	Includes 2 Meals	Includes 1 Meal	

Sponsor Name: _____
 Address: _____
 Sponsor Telephone: _____
 Amount Sponsored: _____

Thank you for your support!

Installation Dinner Registration

- \$70.00 Individual \$650.00 Table of 10 \$50.00 Law Students
 \$85.00 if reservation is received after October 2, 2015

Name: _____
(Please provide additional names and/or names of table guests below)

Firm Name: _____

Payment Method: Check Credit Card Visa MC
 Other _____ Card No: _____
 Expiration Date: _____ Security Code: _____

Please Mark Your Meal Selection(s)

____ Prime Rib ____ Stuffed Chicken with Apple and Almonds
 ____ Grilled Vegetable Brochettes (Gluten Free/Vegetarian)

Attendee Names and Food Choice:

Please return this RSVP no later than October 2, 2015 to
 Western San Bernardino County Bar Association and mail or fax to:
 WSBBCBA • 8409 Utica Avenue, Rancho Cucamonga, California 91730
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\$4,000,000

Evans vs ABC Rehab

\$3,875,000

Valentine v. ABC Corp

\$2,500,000

Estrada v. County of Riverside

\$1,750,000

Nakamura v. Aguirre

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CONFERENCE ROOMS FOR RENT

The Western San Bernardino County Bar Association now has conference rooms for rent! From 1 to 40 people.

All "Regular" Members (Attorney) receive **50% off** the regular room price! All "Affiliate" Members receive a **20% discount** off the regular conference room price. Need a room for a client meeting? Mediation or Arbitration? Deposition? We got you covered! All rooms are available now. Call or email to reserve your room today!

Conference Room Regular Price (1 to 10 people):

- 1 to 2 hours - \$50.00**
- 3 to 4 hours - \$100.00**
- 5 to 8 hours (all day) - \$150.00**

Conference Room Regular Rates for 11-20 people:

- 1 to 2 hours - \$75.00**
- 3 to 4 hours - \$150.00**
- 5 to 8 hours (all day) - \$225.00**

Conference Room Regular Rates for 21-40 people:

- 1 to 2 hours - \$100.00**
- 3 to 4 hours - \$200.00**
- 5 to 8 hours (all day) - \$300.00**

(Conference Rooms are available Monday thru Friday, 8:30 a.m. to 4:30 p.m.)

Location:

**Western San Bernardino County Bar Association
8409 Utica Avenue, Rancho Cucamonga, CA 91730
Tele: (909) 483-0548 Email: mail@wsbcb.org**



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Inland Empire office opening in 2014



**University of Redlands School of Business
Study Abroad Scholarship
Golf Tournament**



November 13, 2015
Upland Hills Country Club
1231 East 16th Street, Upland, CA

**School of Business
Study Abroad Scholarship**

Proceeds from the golf tournament provide scholarships to students participating in Study Abroad programs. Through a combination of academic presentations and corporate visits, students learn about international business from distinguished scholars and executives of global organizations. Since its inception, golf tournament scholarships have been awarded to 12 undergrad and graduate business students.

For more information, visit
www.Redlands.edu/SBEvents
or email Christine_Mee@redlands.edu

Register at www.Redlands.edu/go/GolfTournament2015

Tournament Schedule

- 9:30-10:30 a.m. Registration/Box Lunch
- 11:00 a.m. Shotgun Start
- 6:00-8:00 p.m. Dinner/Reception

Cost

- (Tournament cost includes dinner/reception)
- Individual \$150
- Foursome (discounted) \$500/\$125 per person
- Attending dinner/reception only \$50

Sponsorships

- Tee Box Sign \$100
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NEWS BULLETIN

SAVE THE DATES:

**State of the San Bernardino Superior
Court - 2015 and Beyond**
September 11, 2015 @ 12:00 noon
San Bernardino Justice Center
San Bernardino - Room 140/144

Bench Bar BBQ - Hawaiian Luau
September 18, 2015 @ 6:00 p.m.
Rancho Cucamonga, CA



**Installation of Officers and
Awards Ceremony**
October 8, 2015 @ 5:30 p.m.
DoubleTree by Hilton, Ontario

Surviving Your Own Disaster MCLE
October 15, 2015 @ 12:00 noon
**Western San Bernardino County Bar
Association's Conference Rooms**
Rancho Cucamonga, CA

Civil Ethics Symposium MCLE
November 2015
More information TBA