

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR

APRIL

V2 N04

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ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

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Our **MISSION** is to serve our members by providing programs and services that empower them to conduct their business successfully with integrity and competence.

aspenglenwoodmls.com



Brenda
Wild
2016 Chair



Dear Members,

Back in the fall we had our Board retreat and during this time we created a collection of words that represented our work together this year. The process in which these words were chosen took a great deal of care and thought. Each board and staff member had their own interpretation of what the words meant to our board and industry.

Our board meetings begin with reviewing these words and keeping them in the forefront of our work together in the service to our members and our organization. I am proud to be amongst these individuals who take these words to heart and work on your behalf to support you, your profession and what we can do to become a stronger and more effective organization. In sharing these I ask you to think about what they mean to you and your business.

VISION: The faculty or state of being able to see:

- the ability to think about or plan the future with imagination or wisdom
- a mental image of what the future will or could be like

CLARITY: The quality of being clear, in particular:

- the quality of coherence and intelligibility
- the quality of being easy to see or hear; sharpness of image or sound
- the quality of being certain or definite
- the quality of transparency or purity

INTEGRITY: The quality of being honest and having strong moral principles; moral uprightness

- the state of being whole and undivided
- the condition of being unified, unimpaired, or sound in construction
- internal consistency or lack of

OPEN MINDED: Willing to consider new ideas; unprejudiced.

PROGRESSIVE: Happening or developing gradually or in stages; proceeding step by step

- (of a group, person, or idea) favoring or implementing social reform or new, liberal ideas
- favoring or promoting change or innovation

INSPIRING: Having the effect of inspiring someone

SERVICE: The action of helping or doing work for someone

- an act of assistance
- assistance or advice given to customers during and after the sale of goods
- perform a service or services for (someone)

It is that time of year that we are looking for new members to come forth to be involved and be part of the Aspen Board of REALTORS®. If you have any desire to be involved please contact Maria at the Association Office 970.927.0235 or maria@aspenrealtors.com.

All my best,

Brenda

VISION
CLARITY

INTEGRITY

OPEN MINDED

PROGRESSIVE

INSPIRING

SERVICE

CALENDAR OF EVENTS

APRIL
MAY
2016



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

ASPEN CARAVAN | APRIL 21, 28
MAY 5, 19, 26
9:30 – 11:30

BASALT CARAVAN | MAY 25
9:30 – 11:00

SNOWMASS CARAVAN | APRIL 20
MAY 18
9:30 – 11:30

Spring Tour
(Down Valley)
Save the Date | APR 25, 27, 29 9-5pm
MAY 2, 4, 6
See page 9 for more information

- APR 19-21** | CAR Spring Business Meetings, Colorado Springs
- APR 20** | Final Spring Tour Distributed to Members
- APR 21** | Aspen High School Scholarship Awards Night
- APR 27** | Golf Committee Meeting
- APR 27** | Administrative Professionals Day
- MAY 4** | Board of Directors Meeting
- MAY 12** | Basalt High School Scholarship Awards Night
- MAY 13** | Early Bird Golfer Registration Closes
- MAY 18** | Golf Committee Meeting
- MAY 25** | Golf Committee Meeting
- MAY 30** | Memorial Day (ABOR Closed)

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Government Affairs Corner

Aspen Enacts Temporary Land Use Moratorium for Commercial

On March 15, 2016, City Council approved an emergency moratorium for development in Aspen's five Commercial Zone Districts. The moratorium was deemed necessary in order to allow City Council the time to make changes to the Land Use Code that will better align it with the Aspen Area Community Plan (AACP). This alignment is one of Council's top ten goals and is a priority to achieve. The moratorium is currently in effect for all new land use applications and a limited number of building permits for the commercial zone districts: CC, C1, MU, NC, and SCI. No new land use applications will be accepted in these zone districts during the moratorium, unless it qualifies for an exemption

The Moratorium Does Not Impact:

- Residential or lodging zone districts. Only the commercial zones listed above are impacted.
- Any land use applications that are currently in the review pipeline or have received a development order.
- New land use applications for 100% affordable housing projects. Legally established single-family or duplex development.
- Interior commercial tenant finishes, or interior multi-family residential finishes, as long as no increase in net leasable is proposed.
- Building permits that do not impact the height or floor area of a building in the applicable zones, such as a like-for-like window replacement.
- Building permits for mechanical or energy efficiency equipment that meet the height exemptions in the land use code.

Work on the moratorium is anticipated to last through the end of 2016, but cannot go longer than February 28, 2017 unless extended by City Council. More information can be found on the [issue here](#).

State News - Protection Against Retaliation By Homeowner Associations

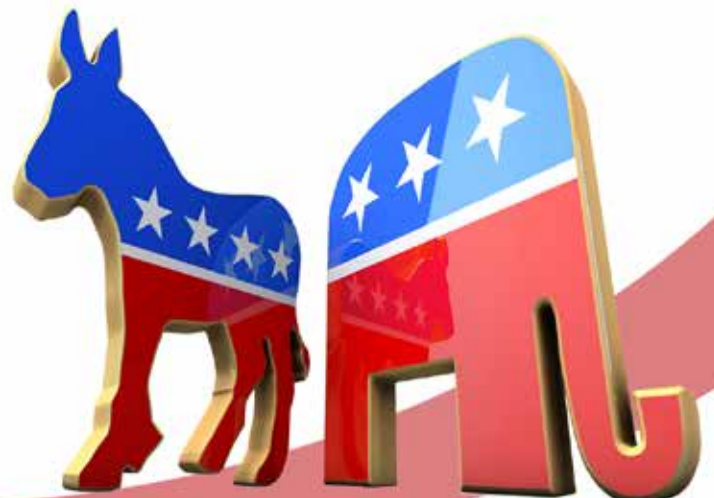
Last week, CAR's Legislative Policy Committee (LPC) voted to oppose HB16-1400, sponsored by Su Ryden (D-Aurora) that prohibited a homeowner's association (HOA), a unit owner, or a person acting on behalf of an HOA or unit owner from retaliating or discriminating against another unit owner who reports or files a complaint or cooperates with an investigation of a complaint of a violation of state law or HOA bylaws. The bill also allows a unit owner to bring a civil action alleging a violation of the law.

The LPC voted to oppose HB 1400 because, similar to concerns with construction defects, it provides an environment for additional litigation that can cloud the marketability of property for homeowners. There is also some concern that this litigation aspect of the bill could be attractive for some plaintiffs' attorneys who look around for grievances as an additional source of business.

State News - Mortgage Loan Originators SAFE Act

HB16-1306, by Representative Williams (D-Denver), and Senator Holbert (R-Parker) passed second reading in the Senate on Thursday March 31st. This bill amends, relocates, and repeals provisions of Colorado's mortgage loan originator licensing statutes that conflict with or have been rendered unnecessary by recent changes to federal law, or no longer reflect current national industry standards in the mortgage lending industry.

CAR supports this bill because it removes conflicts between state and federal law and cleans up the statutory language to provide more clarity in the law pertaining to mortgage lending for lending industry practitioners and Colorado consumers.





Federal News - 2016 Flood Insurance Rates

On April 1, 2016, National Flood Insurance Program (NFIP) premium rates rose an average of 9%. This increase is less than the 2015 average and is consistent with the annual 5-10% increases prior to the 2012 Biggert-Waters Act, which made significant reforms to the NFIP.

Under the 2014 Flood Insurance Affordability amendments, individual property owners could see a rate increase up to 18% for newer properties and 25% for older ones. With the April 1 changes, FEMA is implementing the next round of required technical changes and extensions to newly mapped and business properties.

In addition:

- The 2-year grace period for NFIP policy holders who let their coverage lapse is coming to an end. Beginning April 1, those policyholders will have 90 days to reinstate their policy in order to maintain "continuous coverage" and continued eligibility for grandfathered or subsidized flood insurance rates.
- FEMA will begin requiring insurance companies to re-underwrite their NFIP policies in order to determine if the underlying properties are being rated based on the most current flood map. This is a critical first step toward correcting inaccurate flood insurance rates and clearly communicating the full risk to all policy holders.

Read more about the April 1, 2016 [changes here](#).



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News in the Roaring Fork Valley of Particular Interest to the Real Estate Community

Aspen

City Council Passes Moratorium on Development

Aspen City Council unanimously passed a moratorium on new development applications in the town's main commercial districts, arguing that a rush of projects seeking to beat potential new rules affecting the ability to build luxury condos would threaten the health, peace and safety of the community, the Aspen Daily News reported...[MORE](#)

Jessica Garrow Hired as Comm Dev Director

The city of Aspen tapped Jessica Garrow, one of its most experienced land use planners, to lead the community development department, the Aspen Daily News reported. Garrow has been the department's long range planner for the last eight years, and has worked in the office since 2006. She succeeds Chris Bendon as the head of the city's building, planning and zoning administration..[MORE](#)

Sky Hotel Redevelopment Delayed One Year

The owners of the Sky Hotel property announced they will delay the lodge's demolition for one year because of the complexity of the construction drawings drafting process. Once rebuilt, the Sky will become a new W Hotel, the Aspen Daily News reported...[MORE](#)

Snowmass

Snowmass Center Sold

The sale of the Snowmass Center, which houses Clark's Market and the U.S. Post Office in Snowmass Village, sold for \$16 million, according to the Aspen Times. Eastwood Snowmass Investors LLC finalized the purchase for the 37-year-old property from Related Colorado on March 31...[MORE](#)

Fossil Museum Still a Possibility

Snowmass Village Town Council asked a Denver-based group to do a feasibility study on the potential for a fossil museum in Snowmass and the results are positive, but the projects needs donors, the Snowmass Sun reported. If Snowmass Village officials can nail down a few important details, finding donors for a museum showcasing the thousands of ice-age fossils found in the area in 2010 shouldn't be a problem....[MORE](#)

Basalt

Part of Willits Sold

Whole Foods, Starbucks and several other buildings in the Willits Town Center were sold to the owner of the Colorado Avalanche hockey team, Denver Nuggets basketball team and the NFL's Los Angeles Rams, according to the Aspen Times..[MORE](#)

Carbondale

Carbondale to Vote on Carbon Tax

Carbondale residents are being asked to vote on a Climate Action Excise Tax through a ballot question April 5, the Sopris Sun reported. The tax will increase residents' bills an extra \$7-8 on their monthly natural gas and electricity bills, and about \$15-30 for businesses. The revenue would be used for the " ... purposes of funding programs to increase energy efficiency, to increase renewable energy use, to reduce emissions from motor vehicles, and to take other steps toward the goal of reducing greenhouse gas emissions and address global warming.

Glenwood Springs

Apartment Complex Project Requires Several Variances

A plan to build a 116-unit apartment complex along Highway 6 & 24 at the former Terra Vista Motel site has been rejected by the Glenwood Springs Planning and Zoning Commission, but is still on track for City Council to consider, the Post Independent reported....[MORE](#)

Pitkin County

Remodel and Expansion Gets Day in Court

Pitkin County has begun its city land-use application period for the \$22.3 million remodel of the Courthouse Plaza building and sheriff's office expansion, and will be the beneficiary of a state statute that requires the process to conclude within 60 days for public entities..[MORE](#)

County OKs First Outdoor Grow Op for Pot

Pitkin County commissioners approved one license for the county's first outdoor grow operation, the Aspen Daily News reported. The Stash marijuana dispensary, which operates an existing cannabis growing operation in the Roaring Fork Valley, is looking to expand to an outdoor operation for 250 plants on its mid-valley property...[MORE](#)

Elk Mountain Lodge Relisted for \$80 Million

The highest priced residential real estate listing in the Aspen area's history is back on the market for \$80 million, which is \$20 million less than its 2015 listing at \$100 million, the Aspen Times reported. It was taken off the market at the end of the year...[MORE](#)

RFTA Sees Ridership Increase

The valley's public bus system hauled 4.88 million passengers and took countless private vehicles off the roads in 2015, according to a final tally by the Roaring Fork Transportation Authority reported in the Glenwood Post Independent..[MORE](#)



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

2016 Spring Tour

(Down Valley)

April 25, 27, 29 & May 2, 4, 6

Tentative Schedule 9:00 am – 5:00 pm daily

- All Homes on the tour are ACTIVE listings. No land, commercial or fractional listings are included in the tour.
- The tour covers: Old Snowmass (starting at Lower River Rd.), Basalt, El Jebel, Carbondale, Missouri Heights, Redstone, Marble, Westbank, & Ironbridge.

The Final Spring Tour schedule will be emailed to members on April 20th.

If you have any questions please email Michele at michele@aspenrealtors.com

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ABOR BRIEFS



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

EXCITING NEWS FLASH:

Our very own Chairman of the Board, Brenda Wild has formally thrown her hat in the ring and been approved by the credentials committee of CAR as Mountain District Chair-Elect. Her term of office is November 01, 2016 – October 31st, 2017. Congratulations Brenda! Way to be outstanding and bring the spotlight to the Aspen Board of REALTORS® on the state level!

Affiliate Members Benefit from Class Offerings

Did you know that as an affiliate member you may offer classes in your area of expertise? It's a great way to build business relationships and to increase your sphere of influence. [Click here](#) for details on hosting a class at ABOR.

Announcing REALTOR® Habitat for Humanity Days ...

Save the Date:

July 16th and August 19.

More information coming soon!



Save the Date:

June 23rd

9:00A – 11:30: ABOR Managing Broker Forum, Legal Update with Scott Peterson of CAR

11:30A – Election Committee

Noon: REALTOR® of the Year Committee

2:00P – 4:00: Membership Legal Update with Scott Peterson of the Colorado Association of REALTORS®

4:30P – RPAC Membership Happy Hour with Nick Bokone

From Pitkin County:

Please watch this Youtube link to gain a greater understanding of the tentatively scheduled upcoming controlled burn:

CLICK ON THE YOUTUBE ICON TO VIEW



32nd Annual REALTOR® Scholarship Golf Classic

JUNE 10, 2016

Player and Team Registration is Open!

Early Bird payment deadline is May 13th – after May 13th the cost to play increases by \$50 per player.

[Click Here](#) for the 2016 Team and Player Registration Form

Don't miss out – last year's tournament sold out!

June 9

Kick Off To Summer Party



Hotel Jerome
AUBERGE RESORTS COLLECTION



Silent Auction Items Needed

Please consider making a donation to the Silent Auction. All proceeds benefit the Heldman/King Scholarship Fund. Great silent auction items include services, gift certificates, professional services, hotel stays, etc. Please join us in making the silent auction the best ever! [Click here](#) to download and complete the silent auction form. Call Marlene with any questions or email marlene@aspenrealtors.com



32nd Annual REALTOR® Scholarship Golf Classic

JUNE 10, 2016

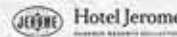
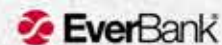


Sponsorships are still available. This year, the golf committee has added various sponsorship levels and amounts to give you more options to market your brand and support the REALTOR® golf tournament.

[Click Here](#) for the 2016 Sponsorship Form

[Click Here](#) to watch the 2015 REALTOR® Golf Video Produced by Aspen 82

Please join these sponsors in supporting the Heldman/King Scholarship Memorial Fund. Since the history of the fund, we have awarded over \$500,000 in scholarships to local students in the valley. Sponsorship levels range from \$200-\$7500.



A Glimpse Back at 2015's Tournament



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*Congratulations!
Bob Bowden was last years
Ball Drop Winner!*

Raffle tickets available at by calling 970.429.8275 or [email here](#).

The balls will be released the morning of the golf tournament on the practice green at 9am (dependent on weather).





MAY

5	9:00 - 12:15pm	MLS TRAINING - Searching like an Expert, Subscriptions & Portals and Flexmls Mobile Where: Inn at Aspen Instructor – Melissa Feeken Click Here to Register	FREE
5	1:30 - 3:30pm	MLS TRAINING - CMA's and Customizing Flexmls Where: Inn at Aspen Instructor – Melissa Feeken Click Here to Register	FREE
17	9:00 - 1:00 PM	Bookkeeping for Small Business Where: ABOR Office Instructor – Jennifer Holgrem Click Here to Register	\$25
19	9:00 - 11:00am	Secret Weapons of Real Estate Marketing Where: ABOR Office Instructor – Ryan Austin, Director of Email Hosted by Bluetent Click Here to Register	FREE

JUNE

21	9:00 - 1:30 pm	New Member Orientation/Ethics & MLS Training Where: ABOR Office Instructor – Adrian Rippy-Sheehy/Suzanne Frazier Click Here to Register	FREE 3 CE's
28	10:00 - 12:00 pm	CTMe Intermediate Class Where: ABOR Office Instructor – CTMe Staff Click Here to Register	FREE
28	1:30 - 3:30 pm	CTMe Intermediate Class Where: ABOR Office Instructor – CTMe Staff Click Here to Register	FREE

May Highlights:

MLS Training in Aspen – May 4th

Do you want to search like an expert?
Learn all about Subscriptions and portals?
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Melissa Feeken with FBS Data will be here May 5 to teach classes on Flexmls.

These classes are free but you do have to register. [Flexmls Registration Form](#)

Please email the registration form to Suzanne Frazier agsmls@sopris.net

Questions? 970-963-3173



WHAT'S TRENDING



Members enjoy the Google Universe Bootcamp sponsored by Pillar to Post



Free Mold Remediation hosted by Steam Master.



Tax Strategies for REALTORS®



The scholarship committee read over 100 applications from scholarship hopefuls in the Valley. Awards for the Heldman/King Scholarship Fund will be announced to students in the Roaring Fork Valley in April and May.

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March 2016

For MLS Support or Questions:

Suzanne Frazier
970.963.3137
agsmls@sopris.net



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- Ann Abernethy**
Coldwell Banker Mason Morse
- Sarah Armstrong**
Douglas Elliman Real Estate
- Ernesto Arrieta**
H & H Real Estate
- Melinda Bower**
Woodbridge Realty of Colorado
- Harley (Dow) Rippy**
Palladium Properties

New Offices

Compass Colorado LLC
Steven Shane

Reinstated Members

Jim Polep
Engel & Völkers

Company Changes

- Paul Andersen**
Compass Colorado LLC
- Richard Duddy**
Compass Colorado LLC
- Richard Fucci**
Compass Colorado LLC
- Sheryl Goldman**
Compass Colorado LLC
- Shanta Heath**
Engel & Völkers
- Dale Hower**
Compass Colorado LLC
- Carroll "Rollo" Johnson**
Compass Colorado LLC
- Steven Multin**
Compass Colorado LLC
- Mike Otte**
Compass Colorado LLC
- Hilary Porterfield**
Compass Colorado LLC

- Brittanie Rockhill**
Compass Colorado LLC
- Adam Rothberg**
Compass Colorado LLC
- Bryan Semel**
Compass Colorado LLC

Membership Stats
Thank you for your business!

REALTOR® Members - 657
Affiliates - 48



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FEBRUARY 2016



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to present CAR's latest local monthly housing statistics based on sales in our FlexMLS program. These reports are released to the media and published for the public to view on the CAR website. The Local reports are shared by each area board and are posted on ABOR's website as well as below.

The reports are broken down by major area for the Aspen/Glenwood MLS listings. The links are provided here for your convenience. Please feel free to share this valuable information.

[**Aspen Report February 2016 >>>**](#)

[**Basalt Report February 2016 >>>**](#)

[**Carbondale Report February 2016 >>>**](#)

[**Glenwood Springs Report February 2016 >>>**](#)

[**Marble Report February 2016 >>>**](#)

[**Missouri Heights Report February 2016 >>>**](#)

[**New Castle Reports February 2016 >>>**](#)

[**Old Snowmass Reports February 2016 >>>**](#)

[**Redstone Reports February 2016 >>>**](#)

[**Rifle Reports February 2016 >>>**](#)

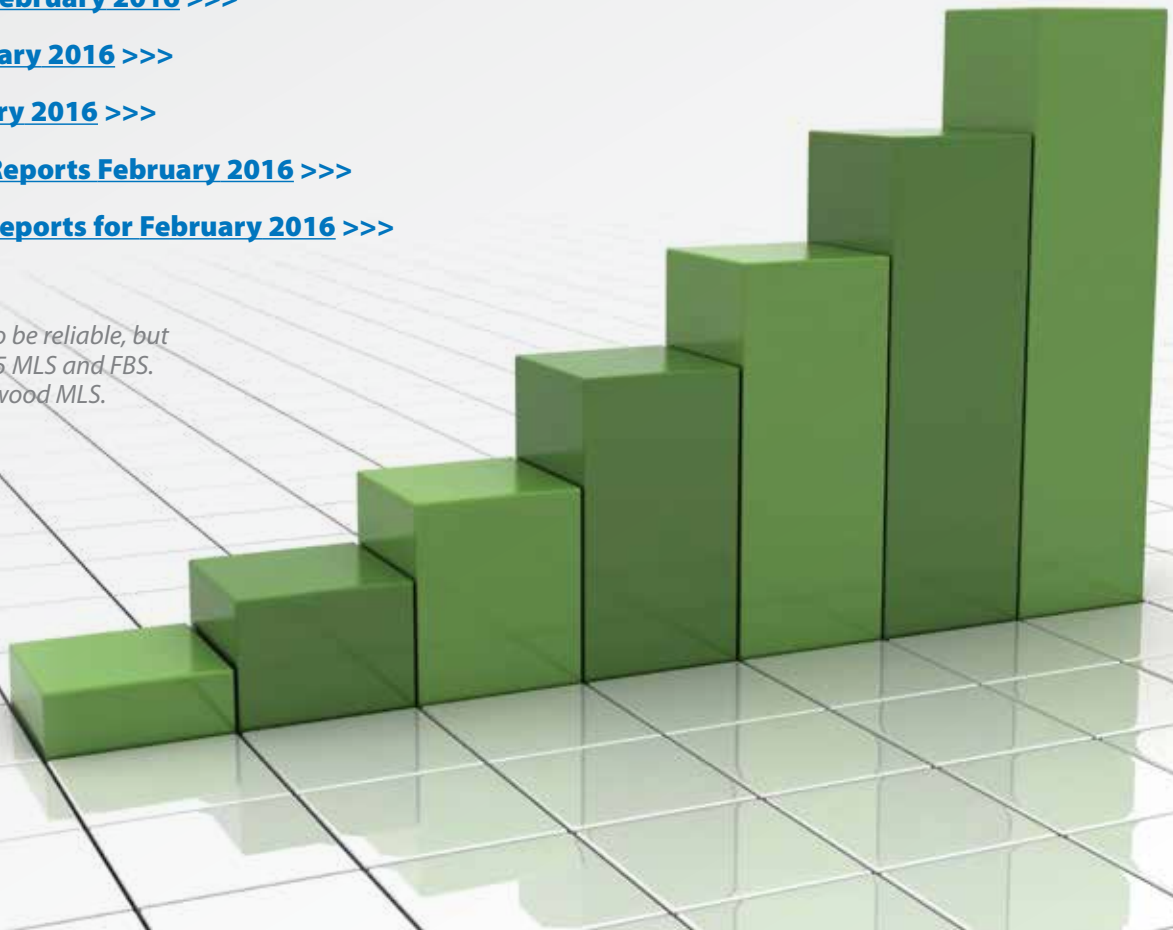
[**Silt Reports February 2016 >>>**](#)

[**Snowmass Village Reports February 2016 >>>**](#)

[**Mountain District Reports for February 2016 >>>**](#)



Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS. Prepared by Aspen Glenwood MLS.



FREE Upcoming CAR Webcasts

Update from the HOA Information Office and Resource Center

April 27, 2016

10:00am-11:00am MST

Effortless Digital Marketing for the Real Estate Professional- Session 1

May 04, 2016

10:00am-11:30am MST

Effortless Digital Marketing for the Real Estate Professional- Session 2

May 11, 2016

10:00am-11:30am MST



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