

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

JULY

V2 N07

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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,

The Fourth of July is one of my favorite holidays. Celebrating what we enjoy every day in this great country that many of us take for granted which millions do not enjoy around the world. Freedom to express yourself in speech, Freedom to choose what you wear, where you go to school or the ability to go to school at all. Freedom to move about the country and live where you want to live. Freedom to share your life with anyone you choose to or practice and have faith in a religion.

Freedom, one of the most precious aspects of our lives. We are able to enjoy due to others hard work from our forefathers in establishing our country, writing our Declaration of Independence and Constitution to serve as a foundation of who we are today.

Those before us who fought for our freedom by their service in our military and those who paid with their lives upholding it. The generations that have come from other countries to partake in this way of life and live the American dream and become citizens.

It is by no means without flaws, injustice or corruption. It is however our country that we are citizens of and enjoy this everyday opportunity called FREEDOM. Be mindful of how fortunate you are than those in other countries do not have the ease or the access to freedom.

We are fortunate to be in this great country and in our beautiful valley. This Fourth marks my 20th year here and I am grateful every day to be an American and a resident of the Roaring Fork Valley. Wishing you a wonderful July 4th and an incredible summer season.

All my best,

Brenda

**Happy July 4th
from all of us here at ABOR!**



JULY
AUGUST
2016

CALENDAR OF EVENTS



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

**ASPEN
CARAVAN**

JULY
21, 28
AUGUST
4, 11, 18, 25
9:30 – 11:30

**BASALT
OLD SNOWMASS
CARAVAN**

JULY
20
AUGUST
3, 17, 31
9:30 – 11:30

**SNOWMASS
CARAVAN**

JULY
27
AUGUST
10, 24
9:30 – 11:30

**BASALT
OLD SNOWMASS
CARAVAN**

JULY
27
AUGUST
10, 24
Noon – 2:00

**JUL
16**

**Habitat For Humanity REALTOR®
Build Day**
Carbondale 9–3

**AUG
3**

Board of Directors Meeting
ABOR 8-10

**AUG
9**

**Habitat For Humanity REALTOR®
Build Day**
Carbondale 9–3

Habitat For Humanity REALTOR® Build Day

Join your peers for REALTOR® Build Day!

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9:00-3:00

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David Lysaught

Vice President - Roaring Fork Valley

NMLS# 566047

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LOCAL ISSUES

Residential Affordable Housing Mitigation Impact Fee in Aspen

ABOR was very involved in the discussion late last year regarding the fees charged to home owners when increasing the size of their homes. The impact fee levied on homeowners was drastically reduced after a long discussion with city council. This reduction in the impact fee turned out to be a very large win for Aspen's homeowners.

Wildfire Mitigation

Thanks in part to funds that come from RPAC, ABOR was able to produce and distribute a wildfire mitigation brochure that shows property owners how to be proactive in zones susceptible to wildfires. By being out in front of this issue, we can show local elected officials how we're helping with the issue and try to avoid ordinances that would be overly punitive to the real estate industry...such as point of sale retrofits for sprinkler systems for residential properties.

Land Use Moratorium

On March 15, of this year, Aspen imposed a land use moratorium on new projects in response to concerns that regulations in the City's Land Use Code (LUC) and policies in the Aspen Area Community Plan (AAPC) are out of alignment. They're spending a lot of time and resources gathering input and considering proposals about the proper types of land use in the future. This discussion includes discussion about what types of development below in what zones, how much mixed use development there should be in the downtown core and what projects should exist immediately outside of the core.

This discussion will have a direct impact on the real estate industry and ABOR is committed to make sure the needs of the real estate industry are a big part of the discussion.

STATE ISSUES

First Time Homebuyer Savings Account

Though this issue might not have the impact in Aspen that it does in other areas of the state, it's still important to our industry as a whole. The Colorado Association of REALTORS® was successful this past legislative session in passing a bill that establishes a tax free first time homebuyer savings account for citizens. Similar to the existing 529 college savings plans, this project will allow first time homebuyers to save for their down payment and other closing costs free from Colorado state taxes. This is a major victory for Colorado's real estate industry, as it is an effective endorsement of home ownership from state government.

Construction Litigation Reform

CAR continues to pursue legislation that will reform the onerous burden on developers wishing to build condominiums in Colorado. There is a huge shortage of condo developments across the state due in large part to the ease of bringing lawsuits against developers when construction defects occur. There is nothing in statute that allows for arbitration or even to fix the defect, so insurance on the projects is prohibitively high. Reform for this issue remains a priority for next year.

NATIONAL ISSUES

Drone Rule Reform

Just this week, NAR was successful in lobbying the FAA to ease restrictions on drones used for commercial purposes like the real estate industry. Until these changes, REALTORS® wishing to use drones for photographing (or videotaping) homes and projects effectively needed a commercial flying license to use the drones. While rules are still being communicated from the new reforms, it is safe to say there are more reasonable requirements on real estate licensees and their vendors who use drones for these purposes.

Tax Incentives for Home Ownership

NAR is constantly battling to protect the financial incentives that support home ownership in our federal tax code. Mortgage Interest Deductibility, Capital Gains exclusions on the sale of principle residences, 1031 property exchanges and other issues are key to keeping the purchase of a home financially beneficial in our tax code.



RPAC

ABOR'S 2016 RPAC Fundraising Drive **Needs You**



ABOR's annual fundraising goal for 2016 is \$15,150. We are just \$2661, short of our goal. These funds help us to monitor, support or oppose issues that impact the Real Estate industry and private property rights on the local, state and national levels.

[Click Here](#) to Pay Your Fair Share Now!



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

Aspen

Free-Market Units Still a Go in Aspen

Aspen City Council decided to hold off, for now, on banning new free-market residential units in the neighborhood commercial and service-commercial-industrial zone districts, opting to first gather more input from hired consultants and the public, the Aspen Daily News reported...[MORE](#)

Council Goes Back to Drawing Board with Power House Space

Aspen City Council decided to hold off, for now, on banning new free-market residential units in the neighborhood commercial and service-commercial-industrial zone districts, opting to first gather more input from hired consultants and the public, the Aspen Daily News reported...[MORE](#)

Council Goes Back to Drawing Board with Power House Space

Aspen City Council broke off lease negotiations with the Aspen Power Plant group that wanted to bring a shared work space and restaurant to a historic riverside building, saying the process had grown too divisive and suggesting that the building should be used, at least temporarily, for municipal offices, the Aspen Daily News reported...[MORE](#)

Aspen Finalizes Role as Host for 2017 FIS World Cup Finals

Aspen was given the final blessing as host venue for the 2017 Audi FIS World Cup Finals by the newly appointed governing council following the conclusion of the International Ski Federation's week-long congress in Cancun, Mexico. The action-packed Finals will take place March 15-19, 2017 on Aspen Mountain and feature the top 25 women and men in eight technical and speed events plus a mixed-gender team race, the Aspen Daily News reported...[MORE](#)

Snowmass

Snowmass Village Roundabout Project Is Nearly Complete

The new Snowmass Village roundabout opened at the end of June after two months of construction that involved lengthy traffic stoppages along the town's main artery. The roundabout project will cost about \$5 million once it's complete.

Its next phase begins in July and will require nearly a month-long full closure of upper Brush Creek Road, but the worst of the project's traffic delays are over, officials report.

Basalt

Eagle County Commissioners Prioritize Childcare and Housing

Basalt's retail sales nudged up 2.56 percent during the first quarter of 2016 and raised \$1.12 million in sales tax revenue for the town coffers, the Aspen Times reported. While the lodging sector remains a small part of Basalt's overall sales picture, it showed phenomenal growth to start the year, reflecting the opening of the Element by Westin hotel. Sales tax revenue from lodging nearly tripled during the first quarter compared with the same period in 2015...[MORE](#)

Carbondale

Carbondale Is Officially a Creative Place

Though the town has long thrived on its identity as a creative district, Carbondale has now officially been certified as a creative district by the state's Colorado Creative Industries, the Aspen Daily News reported...[MORE](#)

Glenwood Springs

Marijuana Sales Top \$6 Million in Glenwood

The sale of marijuana, though still less than 1.5 percent of overall retail sales in Glenwood Springs, is becoming a significant sales sector for the city, on par with such things as home furnishings and taxable business services, the Post Independent reported...[MORE](#)

Pitkin County

County to Move Ahead with New Building

Groundbreaking on the Courthouse Plaza addition could begin by October, after the Pitkin County commissioners removed the final impediment standing in the way of a permit for the new public building, the Aspen Daily News reported...[MORE](#)

SkiCo Visits Up 3 Percent

A 161-day ski season, spanning from before Thanksgiving through Memorial Day weekend, contributed to the 3 percent rise in skier days at Aspen/Snowmass areas this season as compared to 2014/15, according to the Aspen Daily News...[MORE](#)

County Moves Forward with Broadband Plan

Pitkin County is pushing ahead with the design of a broadband infrastructure model that would bring reliable high-speed internet service to thousands of unserved and underserved residents of the Roaring Fork Valley, the Aspen Daily News reported...[MORE](#)

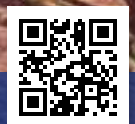
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ABOR BRIEFS



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Service Animal Questions?

State Legislation HB-1426 Address both Service and Assistance Animals

HB-1426 –The bill establishes class 2 petty offenses for both intentional misrepresentation of an assistance animal and intentional misrepresentation of a service animal for a person with a disability.

The full text of the bill can be found [HERE](#)

Bill Affects REALTORS® in Colorado

Colorado's First-Time Homebuyers Savings Account was recently signed by Governor Hickenlooper.

[Click Here](#) to read more.



Way To Go

Due in large part to your involvement, ABOR raised \$73,280 in scholarship income, which includes \$6,800 in memorial contributions to Rick Griffin.

Thank you!

[Watch the 2016 Golf Video Here](#)

Produced by Aspen 82



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Hole In One



Cart



Tee



Green





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The Voice For Real Estate In The Roaring Fork Valley

ABOR Member Evan Boenning speaks out in support of Wildfire Fuel Reduction

Pitkin County Emergency Management, Public Works, the Landfill, and the Aspen Fire Protection District would like to thank the Mountain Valley HOA for partnering with us to ensure the success of our wildfire fuel reduction project.

Over 35 homes participated in the clean-up. The 15 person crew worked 10 hours a day, for 4 days, totaling 600 man hours to accomplish the job. All totaled, **the crew removed approximately 18 tons of brush.**

Not only is Mountain Valley safer, now it looks better

Click Here to see the video.

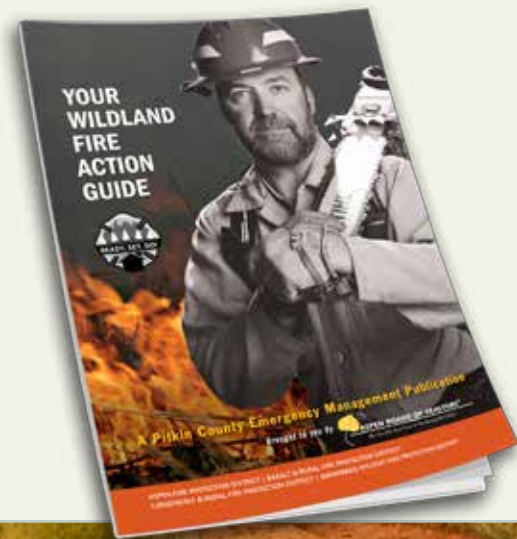


YOUR WILDLAND FIRE ACTION GUIDE

Ready Set Go

Please review and share this Wildland Fire Action Guide with your clients and friends. We have been collaborating with Pitkin County Emergency Services to distribute this critical information to the community.

[Click Here](#) to view the Wildland Fire Action Guide.



NEW CARAVAN FORMS JULY - DECEMBER

Please remember all caravan, luncheon and membership forms are on the ABOR website

[Click Here](#) for the Form.



WHAT'S TRENDING



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley



New REALTOR® Members are welcomed to the Aspen Board of REALTORS® by Chairman of the Board, Brenda Wild.



Nick Bokone, GAD, and Scott Peterson, CAR Legal Counsel, share valuable information and updates with the managing Brokers of ABOR at the add recent Broker Forum.



The Aspen Board of REALTORS® June Happy Hour



Three Generations of REALTORS® (and Mark) enjoy ABOR Member Happy Hour benefiting RPAC.



ABOR Members enjoy one of the first summer nights @ happy hour.



Chairman of the Board, Brenda Wild, Chair Elect, Chris Lewis and Treasurer, Zach Merritt, come out in support of RPAC @ the hospitable Limelight Hotel.



Scott Peterson, CAR General Counsel, presented "The Top Ten Things for REALTORS® in 2016."

**ASPEN BOARD OF REALTORS®***The Voice For Real Estate In The Roaring Fork Valley*

EDUCATION CALENDAR



SEPTEMBER

8	Beginner 10:00-Noon Intermediate 1:30 – 3:30	CTMe Contracts Where: ABOR Office Sponsored by Title Company of the Rockies Click Here to Register		Free for 0 credits or 2 CE's for \$20
20	10:00 - 12:00 pm	HOA Update and Topics for Real Estate Brokers Where: Aspen Square Instructor: Gary Kujawski, DORA, HOA Information Officer Click Here to Register Credits available for Brokers and CAM Licensees		FREE 2 CE's
27	8:30 – 12:30 pm	NAR Mandatory Ethics for REALTORS® Where: Limelight Instructor: John Wendt Click Here to Register		\$50 4 CE's
27	1:00 pm – 5:00 pm	2016 CREC Annual Update Where: Limelight Instructor: John Wendt Click Here to Register		\$50 4 CE's

Education Requirements Per DORA Regulations

Real Estate Broker Continuing Education

For each three-year license cycle, all active real estate brokers must complete 24 hours of continuing education.

Three-Year License Cycle Continuing Education Requirements:

- Twelve (12) of the 24 hours must be comprised of three (3) different versions of the four hour (4) Annual Commission Update Course.
- The remaining twelve (12) hours can be any combination of elective credit hours approved by the Commission.
- You must retain proof of completion of continuing education courses for a minimum of four years and provide proof of completion upon the Commission's request.

Real Estate industry/Licensee Questions:

[Division of Real Estate](#)

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MEMBERSHIP REPORT

June
2016

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Leverich & Carr

Faranak "Frankie" Benjamin

Compass

Holly Buell

Bob Bowden Properties

Dain Fritz

Aspen Snowmass Sotheby's-HM

William "Lane" Johnson

Compass

Company Changes

Adrienne Brandes

Douglas Elliman Real Estate

Brett Nelson

Compass

Lisa Turchiarelli

Coldwell Banker Mason Morse

New Affiliate Members

Bank of Colorado

Kim Genevay & Jared Houghton

New Offices

Pink Realty

Monica Breckenridge (CO Springs)

Reinstated Members

Julie Angelini

Angelini Realty of Aspen

Membership Stats Thank you for your business!

REALTOR® Members - 656

Affiliates - 49



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AFFILIATE SPOTLIGHT

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SUPPORTER OF THE ASPEN BOARD OF REALTORS & THE COMMUNITY THROUGH EDUCATION, CONSERVATION, AND THE ARTS

JUNE 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 June 2016 >>>**](#)

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

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

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

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

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

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

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

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

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

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

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

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



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