



OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

# Aspen REALTOR®

NOVEMBER

V2 N11

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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](http://aspenglenwoodmls.com)



Chris  
Lewis  
2017 Chair



## CHAIRMAN'S MESSAGE



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*

# Dear Members,

As we enter the holiday season and the time for being thankful for all that we have, family, friends, loved ones, our health and the opportunity to live, work and recreate in this magnificent environment, we need to acknowledge that there are many residents throughout the valley who are not so lucky and need our assistance.

ABOR has delivered our annual LIFT-UP food drive donation cans to many offices and will be retrieving them in the next few weeks filled to the brim as they say.

The Aspen Board of REALTORS® is working with three community organizations this holiday season on your behalf; **Holiday Baskets, The Salvation Army** and **LIFT-UP**.

As noted, our annual holiday gathering will take place on Thursday, December 8, at Mi Chola from 5-8pm. You are all encouraged to bring gently used (or new) coats, hats and mittens for The Salvation Army and socks, yes socks (new sport socks, kid's and women's socks) for the Holiday Baskets program, which has helped an average of 250 families annually in the Roaring Fork Valley for over 34 years with gifts and food. Any and all donations may also be dropped off at the ABOR Office during business hours prior to the party.

ABOR wants to thank you for your generosity during the 'Tis the Season of Giving Project and helping give back to our community.

We look forward to seeing you on December 8.

Chris Lewis  
2017 Chairman of the Board



**Don't forget to make use of ABOR's TechHelpline -  
Your Personal Tech Support Team!**

1-866-619-6667 Monday through Friday, 7 a.m. to 6 p.m.  
and Saturday 7 a.m. to 3 p.m.



## CALENDAR OF EVENTS

NOVEMBER  
DECEMBER  
2016



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



**BASALT  
CARAVAN**

NOVEMBER  
23  
DECEMBER  
7, 21

9:30 – 11:00

**SNOWMASS  
CARAVAN**

NOVEMBER  
30  
DECEMBER  
14, 28

9:30 – 11:30

**ASPEN  
CARAVAN**

DECEMBER  
1, 8, 15, 22, 29

9:30 – 11:30

**NOV  
24-25**

**ABOR Closed**

Thanksgiving & Day After

**DEC  
7**

**Photos with Santa (Public Event)**

Limelight Hotel Lobby 3-5PM

**DEC  
8**

**Annual Holiday Party**

Mi Chola 5-8PM

**DEC  
23**

**ABOR closed for Christmas Holiday**

**DEC  
26**

**ABOR closed for Christmas Holiday**

## DON'T MISS ABOR'S ANNUAL HOLIDAY PARTY!

**Thursday, December 8**

**5-8pm**

**at Mi Chola**

**411 East Main Street, Aspen**

**Free for ABOR Members**

**Includes progressive**

**Mexican Cuisine & two drink tickets**

**Watch for your invitation!**



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## Government Affairs Corner



### Election Wrap Up

#### Basalt Land Ballot Measures Fail

Basalt voters defeated a referendum to purchase another 2.3 acres at the former Pan and Fork Mobile Home Park site. Question 2F called for the town to buy 2.3 acres for up to \$3.1 million. A related measure, question 2G, to borrow up to \$4.12 million for park improvements also failed.

Opponents of the measures said the 2.3 acres along Two Rivers Road should be used more for development to spur the vitality of downtown rather than add to parkland the town already owns along the Roaring Fork River. Foes also argued that borrowing in excess of \$7 million would put the town government in too precarious of a financial position.

#### Colorado Election Wrap Up – State Legislature Stays Balanced

As the smoke clears from a very hotly contested election day in Colorado, one thing remains clear: The profile and makeup of the state legislature hasn't changed all that much.

Before Tuesday, Democrats held a 34-31 edge in the House of Representatives. While some election results across the state are not yet final, it appears that the Democrats will pick up about three seats and hold a new 37 to 28 seat edge. House Majority Leader Crisanta Duran of Denver, likely the next Speaker of the House and the first Latina to hold that position, said her priorities will include transportation, affordable housing, economic development in rural parts of the state and equal pay for women.

In the state Senate, Republicans will maintain their one-vote advantage, with two seats in the chamber looking to flip political allegiances and thus canceling each other out. The final totals of 17 Republicans and 16 Democrats mean neither party will have a decided advantage in the upper chamber. Sen. Kevin Grantham of Canon City will become the next senate president and says that the agenda will be similar to the last two years. "We will be pro-growth, pro-business, pro-economic growth," he said. "We're also still looking at tackling some of the extensive regulations in the state that are crippling many of our industries."

Generally speaking, these results are positive for REALTORS® across Colorado. Construction Litigation reform for condominiums remains a top priority, and the new Speaker Designate seems more open to the discussion that Speakers from the past few sessions. While nothing is guaranteed, a balanced legislature should go a long way towards making sure good (and bad) ideas are fully vetted by all points of view.

#### Amendment 69 Soundly Defeated

In a result surprising to no one yet critically important to REALTORS®, Amendment 69 which would have set up the only single payer state run health care system in the country was defeated by an 80-20 margin on election day.

Amendment 69 was almost universally opposed by business interests around the state including the Colorado Association of REALTORS®. It would have eliminated most private health insurance in the state and replace it with a taxpayer-funded cooperative known as ColoradoCare, which would have provided coverage to every single Colorado resident. It would have been paid for, largely, through a 10 percent payroll tax — workers at businesses would have been responsible for a third of the tax, while their employers would have picked up the rest; the self-employed would have paid the full 10 percent. The cooperative's budget, at about \$36 billion a year when fully implemented, would have dwarfed the state government's budget.

#### Federal Wrap Up – Republicans Maintain Control of Both Chambers in Congress

In a result similar to what happened in Colorado, not much changed in the halls of Congress on November 8th. Republicans maintained their narrow edge in the Senate with 51 Republicans, 47 Democrats and 2 Independents. This is a net change of plus one Democrat. In the House, the Democrats picked up 6 seats with Republicans holding a 235-191 majority. So, what was true on Tuesday morning was also true on Wednesday morning after election day: Republicans hold both chambers of Congress.

From a REALTOR® perspective, Congress is certainly made up of elected officials who are familiar with our issues. NAR was involved in a total of 458 races in both the House and Senate, and 90% of those candidates were victorious. In a year where REALTOR® issues such as flood insurance, tax reform and protecting the deductibility of mortgage interest, and the reinvention of Fannie Mae and Freddie Mac will be on the table early in the year when the new Congress convenes, the National Association of REALTORS® is well positioned to successfully advocate from a position of strength when these issues arise.

This week, NAR produced a very informative webcast that discussed in great detail NAR's efforts at the federal, state, and local levels this election season. You can watch the [webinar here](#).

# THE ASPEN BOARD OF REALTORS® PRESENTS FREE PHOTOS WITH SANTA!



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*The Voice For Real Estate In The Roaring Fork Valley*



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at the



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

## Aspen

### Hotels See Record Occupancy in September

Aspen hotel occupancy in September was the highest in at least 10 years, with weekends just as busy as any during winter and summer peak seasons, according to a Stay Aspen Snowmass report...[MORE](#)

### City Looks to Decrease Lodge Parking Pass Use

The city of Aspen is considering hiking the deeply discounted fee it charges lodging guests to park on public streets, while launching a crackdown on hotels that distribute the passes before filling up their own underground parking garages, the Aspen Daily News reported...[MORE](#)

### Community Development Dept.

#### Proposes More Local-Friendly Business

Specific policy proposals coming out of the city's development moratorium are designed to promote local-friendly commercial space while banning free market residential units throughout Aspen's commercial zone districts, the Aspen Daily News reported...[MORE](#)

### City Budget Includes Several Capital Projects

Of the total \$117 million in proposed spending next year for the city of Aspen, \$44 million is for capital projects, supported by \$35 million in new debt, the Aspen Daily News reported...[MORE](#)

## Snowmass

### Snowmass Village Confirms Budget

The town of Snowmass Village is proposing a budget just shy of \$32 million in expenditures for 2017, including some expenses directly related to the Base Village project that is under contract to a partnership led by Aspen Skiing Co., the Aspen Daily News reported.

The 2016 RETT fund is expected to easily surpass its \$2.2 million forecast given the pending Base Village sale between Related subsidiary Snowmass Land Company LLC to SkiCo and East West Partners/KSL Capital, which is anticipated in December. Year-to-date RETT collections are currently at \$2.19 million. In 2017, the real estate transfer tax projections are expected to increase approximately 10 percent over this year's budget and 2016 actuals...[MORE](#)

### No More Dogs During Ski Hours

Among new policies announced for the winter, Aspen Skiing Co. said dogs will no longer be allowed to uphill with their owners on Snowmass Ski Area during lift-operation hours. SkiCo had allowed dogs on the designated uphill route on Fanny Hill even when the ski area was open for business, but that will be discontinued beginning this ski season...[MORE](#)

## Basalt

### Future of Town's Riverfront Up in Coming Election (DEFEATED)

The controversial Pan and Fork property along the Roaring Fork River in Basalt is at the center of Basalt's elections, and town voters will get a final say on Nov. 8, the Aspen Daily News reported...[MORE](#)

### Brewpub and Restaurant Coming to Willits

Basalt's Willits Town Center is getting a restaurant and brewery this coming spring, the Aspen Times reported. Mezzaluna, one of the longest-serving restaurants in Aspen, will open a second location at Willits...[MORE](#)

## Carbondale

### Carbondale Set to Tap into Next Year's Reserves, Already

Carbondale's five-year capital improvements plan lists dozens of projects, but most of them are pushed into later years, the Glenwood Post Independent reported...[MORE](#)

## Glenwood Springs

### Retail Sales Strong for 30th Month Straight

Retail sales in Glenwood Springs continued on record pace through August, continuing an upward year-over-year trend that has now spanned more than 30 straight months, the Glenwood Post Independent reported...[MORE](#)

## Pitkin County

### Officials Split on Fare-Free WE-Cycle Service

A combined board of upper valley elected officials declined to support a no-fare model for the bike sharing system WE-cycle for residents and workers in Pitkin County, but it did grant \$100,000 to support the nonprofit's 2017 operating budget, the Aspen Daily News reported.

WE-cycle, which is entering its fifth season next summer, had asked the Elected Officials Transportation Committee for a \$175,000 grant, \$75,000 of which would have subsidized free season passes for anyone living or working in Pitkin County. Official said that the ability to use bike sharing on either end of a RFTA trip makes taking the bus more attractive. WE-cycle cites many of its stations near RFTA stops, and RFTA zone passes can also be used to check out bikes...[MORE](#)



# 'Tis the Season of Giving Project

## Good things come in threes!

ABOR is once again partnering with **three** community organizations this holiday season.

### Donate to the ABOR LIFT-UP Food Drive through December 5

Drop off canned food and non-perishable items to the following participating offices:

Aspen Board of REALTORS®

Aspen Signature Properties

Aspen Snowmass Sotheby's (Basalt, SMV & Aspen)

Basalt Realty

Berkshire Hathaway (SMV & Aspen)

Coldwell Banker Mason Morse (Basalt, SMV & Aspen)

Compass

Douglas Elliman Real Estate (SMV & Aspen)

Land Title Guarantee Company (Basalt)

Palladium Properties

Setterfield & Bright

Wells Fargo Home Mortgage (Aspen)

Woodbridge Realty Unlimited



### Donate gently used (or new) coats, hats and mittens which will be distributed by the Salvation Army

Items can be dropped off at the ABOR office and will also be collected at the ABOR Holiday Party on Thursday, December 8, 5pm to 8pm at Mi Chola in Aspen.



### Sock Drive for the Holiday Baskets Program

Work socks, sport socks, kid's socks, women's socks...bring any NEW socks to the ABOR office, by Friday, December 2. The new socks will be included in the Holiday Baskets Program which is a total volunteer project coordinated by the Christ Episcopal Church of Aspen. The Holiday Baskets program has helped an average of 250 families annually in the Roaring Fork Valley for 34 years with gifts and holiday food. Please [click here](#) to watch the Holiday Baskets program video.



ABOR wants to thank you for your generosity during the 'Tis the Season of Giving Project and helping give back to our community. Call 927.0235 if you have any questions or email [patsy@aspenrealtor.com](mailto:patsy@aspenrealtor.com).

Aspen Board of REALTORS®  
23400 Two Rivers Road, Suite 44  
Basalt, CO 81621

**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



## ABOR BRIEFS

thank you



### Thank you

Fall Tour Committee for a job well done!

Your knowledge & expertise is invaluable! Thank you for volunteering to sort & organize 350+ properties for our membership. You ROCK!

Greg Didier	<i>Aspen Snowmass Sotheby's</i>
Becky Dombrowski	<i>Aspen Snowmass Sotheby's</i>
Jennifer Fulton	<i>Frias Properties of Aspen</i>
Emery Holton	<i>Douglas Elliman Real Estate</i>
Terry Rogers	<i>Aspen Snowmass Sotheby's</i>
Sally Shiekman-Miller	<i>Aspen Snowmass Sotheby's</i>

### Thank you

Olde Towne Moving & Storage!

ABOR wants to thank Olde Towne Moving and Storage for their support and manpower with delivering the LIFT-UP Food Drive cans to 24 local real estate offices. The ABOR LIFT-UP Food Drive project would not have been possible without their help. The Food Drive continues through December 5.

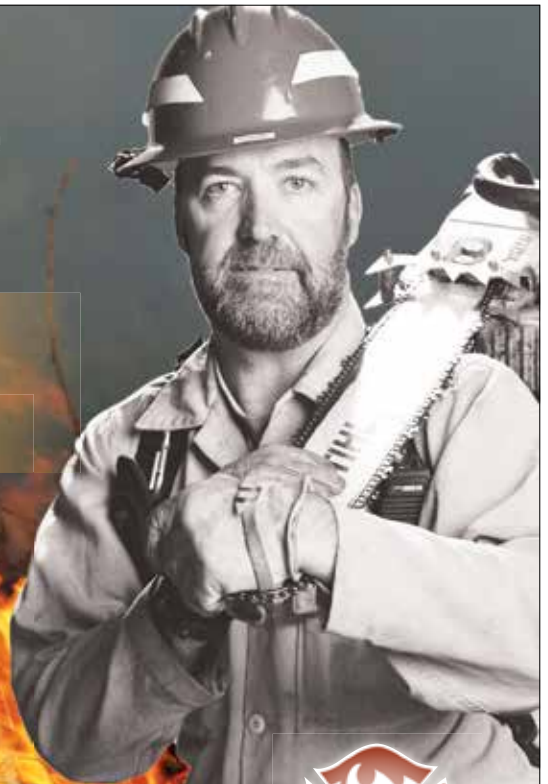


## If you were told to evacuate today, do you have a plan?

“The Road 100 fire in 2008 moved so quickly that residents in its path had very little time to evacuate. Before we knew it, the fire jumped Hwy 82 and was headed to heavily populated areas on Missouri Heights.” — Dean Perkins, Carbondale Firefighter

**PROTECT YOUR HOME AND FAMILY**  
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# *Thank you* Holiday Party Sponsors!



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*The Voice For Real Estate In The Roaring Fork Valley*



## *Welcome/Hosts*



## *Food & Beverage Sponsor*







## WHAT'S TRENDING



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



*There were 100 education sessions, featuring nationally recognized speakers, trainers and industry experts who discussed timely topics and critical issues of value to REALTORS® at the recent NAR Conference.*



*Nearly 20,000 members and guest attended the 2016 NAR Conference.*



*This year's NAR Conference theme was "Educate. Innovate. Celebrate!"*

*24 new REALTOR® members were recently sworn at the ABOR office at the new member orientation.*



*A representative from ABOR Affiliate Member Vectra Bank, gives the new members an overview of mortgage lending.*







## MLS REPORT



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*

# Under Contract Status Notification

From: The MLS Committee

The AGSMLS has become a bit negligent in enforcing the rules on U/C listings. Therefore you are on notice that starting today all listings that are U/C (both parties have signed). You have 2 business days from the MEC: Mutual execution of contract to put your listing U/C in the MLS.

If the seller does not want you to reveal that it is UC, kindly inform them that the seller is not in a position to override MLS Rules, just as they cannot override license law.

The whole point of enforcing accurate reporting of status changes is to maintain a reliable database, not to collect fees or be punitive. AGSMLS recognizes that fines are not the issue nor the answer; an accurate and up-to-date database is our goal. Requests to waive fines will be considered on a case by case request.

## Section 1.4—Change of Status of Listing:

Any change in listed price or other change in the original listing agreement shall be made only when authorized in writing by the seller and shall be filed with the Service within two (2) business day after the authorized change is received by the listing broker.

## Section 6.3– Fines, Status Change Fines:

In order to enforce the status change MLS Fines, all properties that have a status change must be input within two (2) business days, of receiving the contract. If the status of the listing is not changed in the time required a \$50.00 fine may be imposed and each month thereafter until in compliance.



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# EDUCATION CALENDAR

**ASPEN BOARD OF REALTORS®**

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## DECEMBER

13	8:30 - 12:30 pm	<b>2016 CREC Annual Update</b> Where: Limelight Instructor: John Wendt <a href="#">Click Here to Register</a>	\$50 4 CE's
13	1:00 - 5:00 pm	<b>Colorado Contracts &amp; Forms Review</b> Where: Limelight Instructor: John Wendt <a href="#">Click Here to Register</a>	\$50 4 CE's

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## Connect with a local mortgage specialist

If you're planning to purchase a home or refinance your current home loan, talk to an experienced mortgage specialist who's right in your neighborhood. You'll get help every step of the way, from application to closing. Because we're close to home, you can contact us in person or over the phone, whatever is most convenient. You can count on us to answer your questions, keep you informed and help you find the home loan that's right for you.

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## MEMBERSHIP REPORT

# October 2016

### For MLS Support or Questions:

Suzanne Frazier  
970.963.3137  
agsmls@sopris.net



### New REALTOR® Members

#### Jeffrey King

Bowden Properties

#### Lauren Martindale Suhrbier

Home Waters Real Estate

### New Offices

#### Red Chair Realty Advisors, LLC

Richard Flanagan (Denver) MLS Participant

### Company Changes

#### Nicole Campbell

Douglas Elliman Real Estate

#### Nancy Hall

Douglas Elliman Real Estate

#### Dayna Horton

Compass

#### Carol Ann Kopf

Douglas Elliman Real Estate

#### Zach Merritt

Douglas Elliman Real Estate

#### Layne Shea

Douglas Elliman Real Estate

#### Steve Smart

Smart Co Land & Homes

#### Dawnette Smith

Douglas Elliman Real Estate

#### Bill Stirling

Douglas Elliman Real Estate

#### Max Taam

Douglas Elliman Real Estate

#### Susan Vincent

Berkshire Hathaway HomeServices

#### Jay Wright

Douglas Elliman Real Estate

### New Affiliate Members

#### Silver City Inspections

Steve Gaasche

#### Xssentials

Paul Fleetwood/Whitney Hubbell

### Membership Stats

Thank you for your business!

**REALTOR® Members - 664**  
**Affiliates - 52**



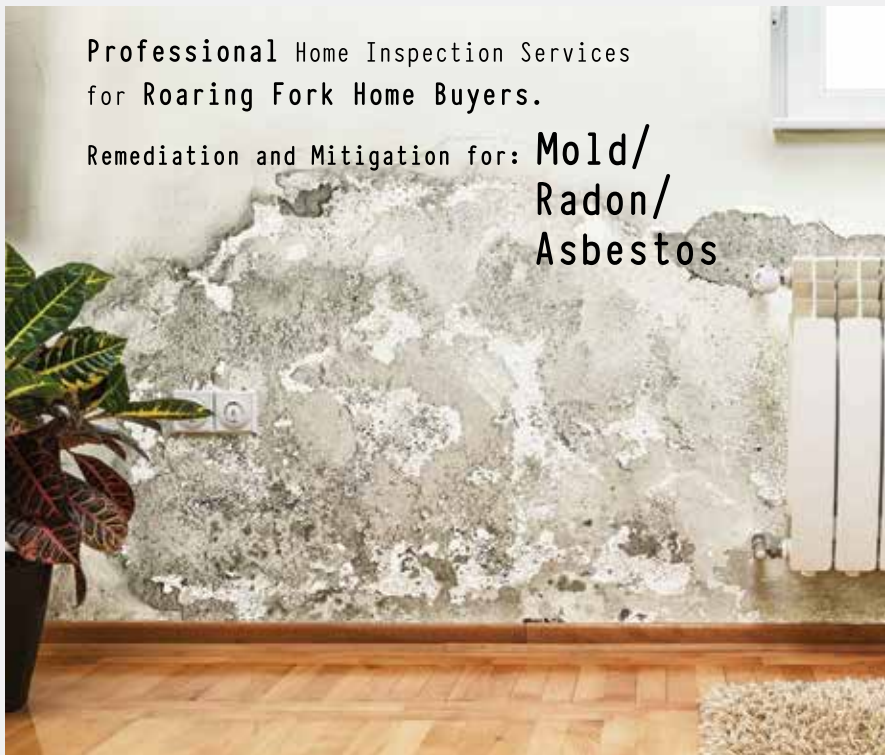
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## AFFILIATE SPOTLIGHT

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# OCTOBER 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 October 2016 >>>\*\*](#)

[\*\*Basalt Report October 2016 >>>\*\*](#)

[\*\*Carbondale Report October 2016 >>>\*\*](#)

[\*\*Glenwood Springs Report October 2016 >>>\*\*](#)

[\*\*Marble Report October 2016 >>>\*\*](#)

[\*\*Missouri Heights Report October 2016 >>>\*\*](#)

[\*\*New Castle Reports October 2016 >>>\*\*](#)

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[\*\*Redstone Reports October 2016 >>>\*\*](#)

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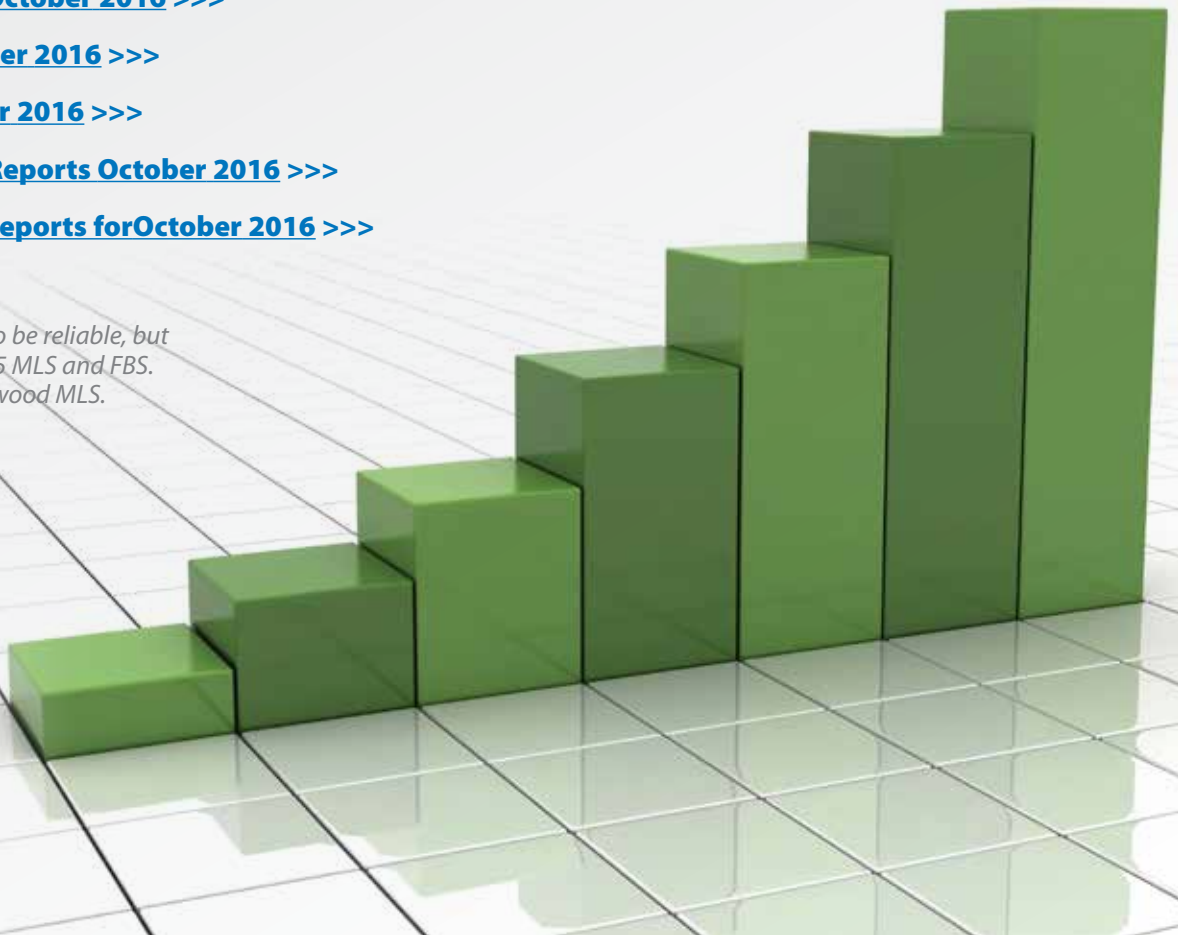
[\*\*Silt Reports October 2016 >>>\*\*](#)

[\*\*Snowmass Village Reports October 2016 >>>\*\*](#)

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Sat. 7 am - 3 pm

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