



OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

SEPTEMBER V2 N09

FALL TOUR DATES
ANNOUNCED
page 4

GOVERNMENTAL
AFFAIRS
page 6

REAL ESTATE
IN THE NEWS
page 8

INSTALLATION
RECAP
page 10

MEMBERSHIP
REPORT
page 16



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

2017 Board of Directors

**Chris Lewis**

Chairman of the Board
Aspen Snowmass Sotheby's
International Realty
970.923.2005
chris.lewis@SIR.com

**Zach Merritt**

Chair-Elect
Stirling Peak Properties
970.920.2300
zach@zachmerritt.com

**Krista Klees**

Treasurer
Palladium Properties
970.925.8088
krista@palladiumaspen.com

**Tory Thomas**

CAR Director
Aspen Snowmass Sotheby's
International Realty
970.925.6060
tory@torythomas.net

**Tracy Sutton**

CAR Director
Aspen Signature Properties
970.544.8001
tracy@aspensignatureproperties.com

**Carla Van Alstyne**

Secretary
Aspen Snowmass Sotheby's
International Realty
970.618.7124
carla.vanalstyne@sothebysrealty.com

**Stacey Kelly**

Vice Chair
Douglas Elliman
Real Estate
970.923.4700
stacey.kelly@elliman.com

**Dyna Mei Sanchez**

Director A
Rimkus Real Estate
823.244.7467
dyna@rimkusrealestate.com

**Maggie Melberg**

Director B
Aspen Snowmass Sotheby's
International Realty
970.618.8658
maggie.melberg@sothebysrealty.com

**Jackson Horn**

Legislative/
Political Affairs Director
Coldwell Banker Mason Morse
970.925.7000
jackson@masonmorse.com

**Brenda Wild**

Past Chair and
Appt MLS Director
ReMax Premier Properties
970.429.8275
brendawildaspen@gmail.com

**Brian Leasure**

Appt. Past Chair
Destination Holdings
970.963.6929 ext.104
bleasure@destinationholdings.com

STAFF

Maria Cook

Executive Director
maria@aspenrealtors.com

Michele Higgs

Membership Coordinator
michele@aspenrealtors.com

Patsy Popejoy

Communication/Events Coordinator
patsy@aspenrealtors.com

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,

IT'S A WRAP!

My year as your Chair of the Aspen Board of Realtors has come to an end as of October 1st. I want to thank you all for those who voted for me and trusted me with YOUR board and YOUR Real Estate business here in the Roaring Fork Valley. It has been my pleasure and privilege to support all of you and work with such an esteemed group of professionals on our board.

There is more work to be done, more events to be involved in and I ask you to please make time to give back and join in where you can. We all need each other to continue to meet the challenges we have locally, regionally and nationally that affects your business everyday.

I am going to continue to be your support and voice as I take the Mountain District Chair position November 1, 2016 for the next year.

We are part of a district comprised of eight boards, all facing similar challenges and struggles. Small communities compared to our front range membership but yet a vital part of our Real Estate trade statewide. I will continue to keep you all updated on a state level this

next year and make sure we are heard at Colorado Association of Realtors as to what is important to us and to our business. I invite you to call me or email me any ideas or concerns anytime.

Last but not least I thank those who voted for me as REALTOR OF THE YEAR. I did not expect this and am very honored to have this bestowed to me. I will continue to live up to those standards that are criteria for this award as it is a lifestyle choice that I feel important to me and who I am in this profession.

From our food drive for Lift Up to our golf tournament that changes lives by supporting young minds and hearts in their college endeavors; the days of swinging hammers and painting for Habitat for Humanity, you are all inspiring and am so very grateful to have served you.

Wishing you health, peace and prosperity.

Brenda

ABOR Chairman of the Board, Brenda Wild is surprised and honored to hear her name called out as the 2016 ABOR REALTOR® of the Year.



OCTOBER
NOVEMBER
2016



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

CALENDAR OF EVENTS



Photo Credit: Jeremy Swanson

**BASALT
CARAVAN**

OCTOBER
12
NOVEMBER
9, 23
9:30 – 11:00

**SNOWMASS
CARAVAN**

OCTOBER
5, 19
NOVEMBER
16, 30
9:30 – 11:30

**ASPEN
CARAVAN**

OCTOBER
6, 13, 20
NOVEMBER
3, 10, 17
9:30 – 11:30

**OCT
5**

Board of Directors Meeting
8:30 - 10:00AM
Board Retreat

**OCT
6**

**Aspen Historical Society
Walking Tour**
4:00 – 6:00PM

**OCT
18**

New Member Orientation
9 - 1:30PM

**OCT
24, 26,
28, 31**

Fall Tour
(Up Valley 9-5)

**NOV
2, 4**

Fall Tour
(Up Valley 9-5)

**NOV
16**

Board of Directors Meeting
8:30 - 10:00AM

**NOV
24-25**

ABOR Closed
Thanksgiving & Day After

Fall Tour Dates

Up Valley

9AM-5PM

October 24, 26, 28, 31

November 2 & 4

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david.lysaught@efirstbank.com





Government Affairs Corner



Land Use Discussion/Land Use Code Revisions Project Marches on in Aspen

At an extremely lengthy meeting August 29th, the city council held a work session to consider a few topics in the ongoing land use discussion. At work sessions, no ordinances are considered by the council and public testimony isn't given. Instead, the council confers with their staff and consultants to consider **policy areas of priority** and to give direction to the staff about which way they'd like to see the discussion move. On the 29th, they considered a few key topics: Commercial Design Standards, Proper mix of commercial use, off street parking, residential use mix and growth management, and view planes.

Commercial Design – they discussed things like dividing the town into design districts focusing on existing characteristics and possibly including in the code an overall design strategy that focuses development and updates on a particular “look” based on where the building sits in Aspen.

Commercial Use Mix – Council discussed at length the need to amend current use boundaries to hold secure current standards but allow for flexibility for businesses that might want to exist in other established areas. For example, “pop up” retail sites that might want to exist within a different commercial use area.

Off Street Parking – Council is still pretty bound up on off street parking and what to do about congestion. As this whole land use discussion moves forward, some topics they'll be considering might include soft “caps” on private parking, funding transportation management projects, requiring offset fees on projects that add to parking congestion, and other solutions. Council doesn't really have any preferences or priorities of these options right now, but this topic will be a hotly debated one as land use code revisions move forward.

Residential Use and Growth Management – Permanent restrictions on residential use are still “on the table” in this discussion. Council is still considering the possibility of further restrictions on residential use in a few land use areas of the city. There is also considerable support for further affordable housing mitigation requirements on new commercial projects.

View Planes – They're still considering what (if any) changes need to be made to the view plane code. Does there need to be an amendment to treat buildings differently if they're in the foreground or background of an existing view plane?

Next Steps – The **September 13th, 19th and 27th** City Council Work Sessions both have the **land use code project on the agenda**. There are also plans for a yet to be announced public

meeting in late September or early October to accept public comments on the work so far. Council has a published **October 10th** deadline they've given themselves to consider a policy resolution, which will allow the staff to draft ordinances for public consideration and debate.

Basalt Prepares to have Two Confusing Questions on November Ballot

Basalt town council has more work to do this week, but if the go ahead is given residents could have two odd measures to consider this November.

At the moment, the first question will ask whether voters will fund the town's purchase of the 2.3 acres owned by the Roaring Fork Community Development Corp. for \$3 million. The second question will seek approval for about \$4 million in park improvements. Some of those improvements would be on property the town is proposing to purchase.

So the way the two measures are written right now, voters could approve buying the 2.3 acres but reject paying for about \$4 million in proposed park improvements. It gets better: If voters reject the purchase of the property in the first question, the town government won't seek any bonding ability to pay for park improvements. That would make the result of the vote on the second question meaningless.

We'll continue to monitor the activity of council this week in hopes that there is some further clarification on the way the measures will appear on the ballot.

CAR Urges A “No” Vote on Statewide Amendment 69

The Colorado Association of REALTORS® has joined a very large and diverse coalition of business groups and citizens from across the state to defeat Amendment 69, a proposal to eliminate all current health care options in Colorado and replace it with a vague single payer system. Here's why:

- It is costly. The \$25 billion tax increase would essentially DOUBLE the size of the current state budget. Employers would have a new 6.67 percent payroll tax, and all workers would pay another 3.33 percent payroll tax.
- It hits business owners and sole proprietors disproportionately. These Coloradans would pay both sides of the tax – that's 10 percent in new employment taxes. On top of that, there would be an additional 10 percent tax on all non-payroll income.

- It is unaccountable. While supported by your tax dollars, Amendment 69 is specifically designed to operate outside state government and TABOR limitations, run by a 21-member board elected by plan "members." This board would bear the sole ability to decide coverage, negotiate prices and reimbursement rates and raise taxes when the initial \$25 billion in annual revenue proves insufficient and would have no accountability to the governor or legislature.
- It would limit health care choice, access and quality. A government run system like this makes Colorado less attractive to providers. We fear our best providers would leave the state and that it would be hard to attract new providers to practice here.
- Workers and their families face uncertainty about coverage. Today, workers know what their plan covers – and what it doesn't. There are no specifics about what the Amendment 69 plan would cover, and those decisions are left to the 21-member board.
- It will cost Colorado jobs. By giving Colorado the highest state taxes in America to create an untested plan with uncertain coverages, Amendment 69 may force companies to choose not to locate in Colorado – or move out of Colorado – because of our health care system.
- It won't impact the national cost curve. It's unrealistic to think, even if you do support government run systems, that, as the only state in the union with this model, Colorado would influence the national market and cost curve.

Under Amendment 69, ALL Coloradans will lose their current benefit plan, to be replaced by benefits yet to be determined, to be serviced by an entity yet to be identified, to include providers yet to be named. This idea is poorly conceived and very bad for Colorado's economy. Please let me know if you have questions about this issue.

NO on 69

A \$25 Billion dollar tax.....Not worth the price of admission

Small business owners and LLC's will pay both sides of the tax!

6.67% employers

3.33% employees

TOTAL: 10% TAX INCREASE

A Colorado Health Institute analysis says 69 could face a nearly \$8 Billion shortfall by it's 10th year.



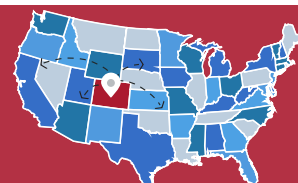
DOUBLE TAX ON YOUR LIVELIHOOD!

10% OF EVERY COMMISSION

Business owners will also pay the full 10% on all profits, even if those dollars are not withdrawn from the business.

BAD FOR BUSINESS - BAD FOR REALTORS®! 

Companies and individuals saying NO to Colorado means fewer clients looking for a new home! If passed, Colorado would immediately have the highest state taxes in the country. There is no legislative oversight for potential tax increases to cover increased costs.



PROTECT YOUR STATE!



PROTECT YOUR CLIENTS!



PROTECT YOUR BUSINESS!

NO on 69

colorado association of REALTORS®

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

Aspen

Council Looks Toward Non-Prime Commercial Spaces for Vitality

By encouraging more “non-prime” commercial spaces in the core, Aspen City Council hopes to create greater opportunity for local-serving businesses, the Aspen Daily News reported. Council met with planning office staff and consultants during a work session in late August to discuss months of exploration that’s taking place during a year-long moratorium on new development in commercial zone districts...[MORE](#)

Main Street Commercial Space Gets Approval

Plans for a commercial building on the site of a Main Street gas station where voters last year turned down a hotel proposal are locked in after Aspen City Council signed off on a lower board’s approval, the Aspen Daily News reported...[MORE](#)

Retail Sales in June Up 13 Percent

Retail sales in the city of Aspen surged ahead 13 percent in June compared to the same month last year, according to a city of Aspen consumption tax report. The economic shot in the arm brought 2016’s year-to-date collections to 4 percent above last year. Industries posting the largest monthly gains in June were construction (32 percent), automobile (24 percent), accommodations (22 percent) and miscellaneous (22 percent). The industries experiencing the largest declines were luxury goods (7 percent) and utilities (5 percent).[MORE](#)

Increased Parking Rates to Remain

Increased parking rates in the downtown core combined with other incentives intended to keep people out of their cars are having their desired effect, according to the Aspen Daily News.

City council decided going into this summer to enact a three-month trial where parking rates at meters in the downtown core went up 50 percent across the board. The hope was to increase the amount of available parking spaces by 10 percent while bringing in 25 percent more revenue, or \$150,000 over the course of the summer, to fund programs that support alternate forms of transportation...[MORE](#)

Snowmass

Three Property Tax Questions Coming to Snowmass Voters

Snowmass Village will ask voters in November whether to approve a property tax increase that would provide an additional \$500,000 annually for the Aspen School District, according to the Aspen Daily News...[MORE](#)

Snowmass Gets Parking Stickers

A new digital system for guest parking got the green light from town officials, doing away with the old paper permit system, the Aspen Daily News reported. Vehicles will be tracked by license plates rather than through permits adhered to the window. The old method, which has been used for more than 15 years by guests, merchants, employees, seniors and others, is being seen as a relic of the last millennium. Day skier parking in the Base Village structure, which the town does not operate, will be unaffected by the technology change...[MORE](#)

Basalt

Basalt Voters to Decide Riverfront Fate with Two Questions in November

Basalt voters will be able to choose whether they want to buy additional land to augment a new river park and, in a second question, decide if they are on board with a significantly scaled-down plan to develop that park, compared to an earlier proposal, according to the Aspen Daily News. The Basalt Town Council came to what they called a “perfect compromise” during a meeting in late August...[MORE](#)

El Jebowl to Get Youthful Makeover

The new owners of El JeBowl are aiming to make it a strike among young people, and their industry experience may make that possible, the Glenwood Springs Post Independent reported. Craig Spivey and Tom Weber, partners in Bowlounge in Dallas, purchased the bowling business in El Jebel on Aug. 15. They bought the bowling alley from the Stecklein family, which started it in 1992...[MORE](#)

Carbondale

Two Assaults Lead to Public Outcry

Twenty to 30 women packed a Carbondale town meeting in August to say they don’t feel safe and local government isn’t moving fast enough to fix it, after two recent assaults on women walking at night, the Glenwood Post Independent reported.

The most recent of these was a sexual assault, while the other was an “alleged assault” that wasn’t sexual in nature. The department had a couple people of interest in late July, but it’s been unable to verify whether they are connected to the assaults.

Investigators at this point do not believe the two incidents involved the same assailant. Attendees to the meeting asked for increased lighting and public safety measure around the areas where the attacks had occurred.



Glenwood Springs

Downtown Shuttle Bus Getting More Riders

Ridership is increasing on a new Glenwood Springs shuttle bus as operators have worked to increase awareness about the service and its targeted audience: tourists, the Glenwood Springs Post Independent reported.

One reason for the recent increase is that the shuttle drivers are asking people where they're headed and actively encouraging people to hop on. Instead of looping clockwise from Grand Avenue onto Eighth to Cooper and back to Grand after a bus stop on Ninth Street, the shuttle will loop the other direction onto Blake and Seventh Street, picking up passengers by the Amtrak station, where more people are hanging out because of restaurants and shopping.

Pitkin County

Carbondale to Crested Butte Trail Considered

Pitkin County is prepared to spend \$200,000 to jump start the planning for a long-envisioned trail linking Carbondale and Crested Butte, though the project faces major obstacles according to Open Space and Trails officials, the Aspen Daily News reported...[MORE](#)

Construction Waste Is Filling Landfill

Eighty percent of the waste coming into the Pitkin County Landfill is coming from construction, according to officials, and with just 14 years left before the only landfill between Aspen and South Canyon in Glenwood Springs is full, they're trying to figure out solutions, the Aspen Daily News reported. In most communities, about 20 percent of landfill composition is made up of construction and demolition debris, the rest is municipal waste from residents...[MORE](#)

ARE YOU REGISTERED TO VOTE?

THE DEADLINE TO REGISTER IS OCTOBER 31ST!

UPDATE YOUR VOTER REGISTRATION!

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TO 30644**



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WHAT'S TRENDING



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44th Annual Inaugural and Awards Celebration ReCap



2017 Board of Directors installation.



George Harvey of Telluride installs the 2017 Board of Directors.



Dick Fitzgerald, Lifetime Achievement Award recipient thanking the crowd.



Bob Throm accepting Lifetime Achievement Award from Bill Stirling and Evan Boenning.





Nick Coates accepts a Lifetime Achievement Award with daughter Kim and grandson Jackson.



Dick and Sally Fitzgerald



Bob Throm, Lifetime Award Recipient.



Installing Officer George Harvey and Wife Becky.



Tony accepts the first man gift of appreciation from the Aspen Board of REALTORS®.



WHAT'S TRENDING



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley



2015 ROTY Tory Thomas presents Brenda Wild with the 2016 REALTOR® of the Year Award.



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley



The Aspen Board of REALTORS® proudly recognizes Alpine Bank as the 2016 Affiliate Company of the Year.



John Cooley accepts the Lifetime Achievement Award from presenter Bill Stirling.





Past REALTORS of the Year stand up to present the 2016 REALTOR® of the Year Award.



Our lovely MC Ann Abernethy.



Brian Hazen and Bob Thom



Robert Ritchie, Brian Hazen, Nick Coates and Brent Waldron.



EDUCATION CALENDAR

ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

OCTOBER

18	9:00 - 1:30 pm	New Member Orientation/Ethics & MLS Training Where: ABOR Instructor: Adrian Rippy-Sheehy/Suzanne Frazier Click Here to Register	FREE 3 CE's
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DECEMBER

13	8:30 - 12:30 pm	2016 CREC Annual Update Where: Limelight Instructor: John Wendt Click Here to Register	\$50 4 CE's
13	1:00 - 5:00 pm	New Member Orientation/Ethics & MLS Training Where: Limelight Instructor: John Wendt Click Here to Register	\$50 4 CE's

SAVE THE DATE!

ABOR's Annual Holiday Party
Thursday, December 8, 2016
5 to 8PM
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Todd Olson

Retail Sales Manager
NMLS ID: 514815
303-960-8012 Mobile
todd.olson@bankofamerica.com

Beth Anderson

Retail Sales Manager
NMLS ID: 501302
720-529-6328 Office
beth.anderson@bankofamerica.com

Kim Genevay

Retail Sales Manager
NMLS ID: 514785
970-260-9976 Mobile
kim.genevay@bankofamerica.com
Western Slope

Paula Bishop

Senior Mortgage Loan Officer
NMLS ID: 609778
970-379-9636 Office
paula.lamberti@bankofamerica.com
Aspen / Mountain Region

Jessica Castillo

Mortgage Loan Officer
NMLS ID: 1136952
720-390-2081 Mobile
j.castillo@bankofamerica.com
Cherry Creek Financial Center

Chris Hegeman

Mortgage Loan Officer
NMLS ID: 595253
303-335-7367 Mobile
chris.hegeman@bankofamerica.com

Gregg Hamilton

Mortgage Loan Officer
NMLS ID: 271875
720-539-6602 Mobile
gregory.hamilton@bankofamerica.com

Mike Countryman

Mortgage Loan Officer
NMLS ID: 608181
720-529-6312 Office
mike.countryman@bankofamerica.com

Glenna Maltby

Mortgage Loan Associate
NMLS ID: 514803
720-529-6301 Office
glenna.maltby@bankofamerica.com

Peter Rodriguez

Mortgage Loan Associate
NMLS ID: 514816
303-495-8824 Mobile
peter.d.rodriguez@bankofamerica.com

Ryan Lovell

Mortgage Loan Associate
NMLS ID: 561458
720-529-6337 Office
ryan.lovell@bankofamerica.com

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MEMBERSHIP REPORT

August 2016

For MLS Support or Questions:

Suzanne Frazier
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Dina Erickson
Engel & Völkers

Lorraine Feher
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Les Gray
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New Offices

Turnkey Aspen
Dusty Diaz

Company Changes

Dusty Diaz
Turnkey Aspen

Mike Gerbaz
United Country Colorado

Erin Harris
Aspen Associates Realty

Bob Langley
Robert Langley Real Estate

Jordan Nemiro
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Membership Stats
Thank you for your business!

REALTOR® Members - 662
Affiliates - 49



ASPEN BOARD OF REALTORS®

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AFFILIATE SPOTLIGHT



Unsolicited Endorsements

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Cunningham Mortgage Company

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"We appreciate that because that's how we operate with our clients! We have sent you easy deals and not so easy and it doesn't seem to matter!"

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- From a client to her Realtor on a \$10,000,000 renovation loan

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AUGUST 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 August 2016 >>>](#)

[Basalt Report August 2016 >>>](#)

[Carbondale Report August 2016 >>>](#)

[Glenwood Springs Report August 2016 >>>](#)

[Marble Report August 2016 >>>](#)

[Missouri Heights Report August 2016 >>>](#)

[New Castle Reports August 2016 >>>](#)

[Old Snowmass Reports August 2016 >>>](#)

[Redstone Reports August 2016 >>>](#)

[Rifle Reports August 2016 >>>](#)

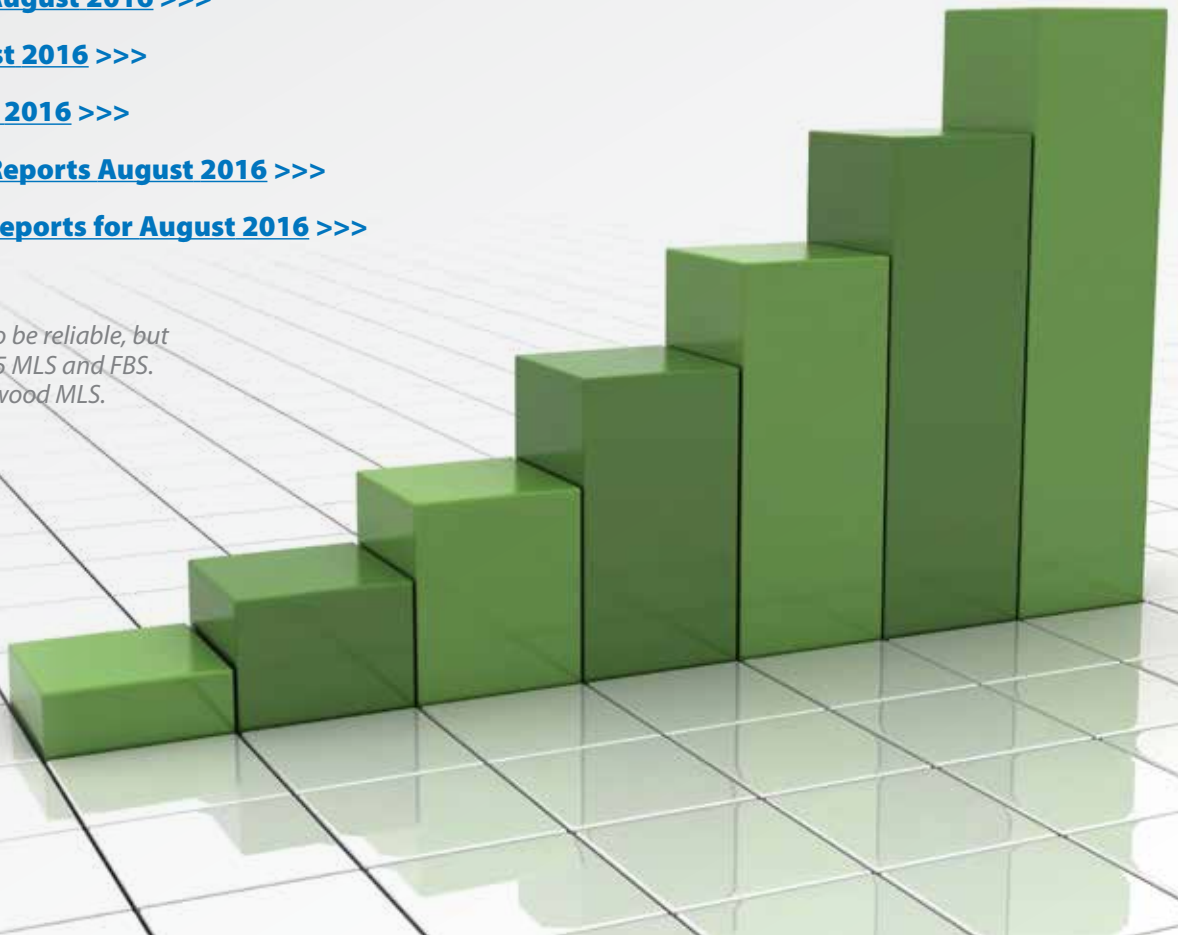
[Silt Reports August 2016 >>>](#)

[Snowmass Village Reports August 2016 >>>](#)

[Mountain District Reports for August 2016 >>>](#)



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