

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

# Aspen REALTOR®

SEPTEMBER V1 N6

**REAL ESTATE**  
**IN THE NEWS**  
page 6

**EDUCATION**  
**SCHEDULE**  
page 10

**FALL**  
**TOUR**  
page 11

**LEGAL**  
**UPDATE**  
page 13

**MEMBERSHIP**  
**REPORT**  
page 15

Cover Photo: David Cook, Aspen 82  
Crater Lake as seen from South Maroon Pass





# ASPEN BOARD OF REALTORS®

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

## 2015 Board of Directors

**Tory Thomas**

Chair  
Aspen Snowmass Sotheby's  
International Realty  
970.925.6060  
[tory@torythomas.net](mailto:tory@torythomas.net)

**Brenda Wild**

Chair Elect &  
CAR Director  
RE/MAX Premier Properties  
970.429.8275  
[brendawildaspen@gmail.com](mailto:brendawildaspen@gmail.com)

**Karen Toth**

Past President  
BJ Adams and  
Company  
970.922.2111  
[karen@bjac.net](mailto:karen@bjac.net)

**PJ Bory**

Vice President  
Aspen Associates Realty  
Group  
970.544.5800  
[pj@pjborg.com](mailto:pj@pjborg.com)

**Nee Tran Finley**

Secretary  
Douglas Elliman Real Estate  
970.925.8810  
[nee.tranfinley@elliman.com](mailto:nee.tranfinley@elliman.com)

**Zach Merritt**

Treasurer  
Aspen Snowmass Sotheby's  
International Realty  
970.925.6060  
[zach@zachmerritt.com](mailto:zach@zachmerritt.com)

**Chris Lewis**

Director A & AGSMLS President  
Aspen Snowmass Sotheby's  
International Realty  
970.925.6060  
[chris.lewis@SIR.com](mailto:chris.lewis@SIR.com)

**Tracy Sutton**

CAR Director  
Aspen Signature Properties  
970.544.8001  
[tracy@aspensignatureproperties.com](mailto:tracy@aspensignatureproperties.com)

**Dawnette Smith**

Director B  
Stirling Peak Properties  
970.925.5757  
[dawnette@stirlingpeak.com](mailto:dawnette@stirlingpeak.com)

**Bill Small**

Legislative/Political Affairs  
Director  
Zenith Realty Advisors, LLC  
970.925.3866  
[William.small@zenithinvestment.com](mailto:William.small@zenithinvestment.com)

**Gary Feldman**

AGSMLS Director  
Aspen Snowmass Sotheby's  
International Realty  
970.948.3737  
[gmf@rof.net](mailto:gmf@rof.net)

**Evan Boenning**

Appt Past President  
Aspen Snowmass Sotheby's  
International Realty  
970.429.3765  
[evanb@sopris.net](mailto:evanb@sopris.net)

**Mark Ronay**

CAR Director  
RE/MAX Premier Properties  
970.429.8275  
[mark@aspenreo.com](mailto:mark@aspenreo.com)

## STAFF

**Maria Cook**

Executive Director  
[maria@aspenrealtors.com](mailto:maria@aspenrealtors.com)

**Michele Higgs**

Membership Coordinator  
[michele@aspenrealtors.com](mailto:michele@aspenrealtors.com)

**Marlene Saleeby**

Communications/Program Coordinator  
[marlene@aspenrealtors.com](mailto:marlene@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](http://aspenglenwoodmls.com)

Tory  
Thomas  
2015 Chair



## Dear Members,

It's been one heck of a year! As I wind up my service as Chair for one of the most professional Boards of Realtors in Colorado, I feel honored to have had this opportunity.

Looking back we've had a year of major changes—Bennett Bramson graciously stepped in as Executive Vice President until the very competent Maria Cook came on board; Mark Kavasch with Reese Henry and Company became our new accountant; Lindsey Geary was replaced by the always cheerful Marlene Saleeby; With the passing of the legendary Oliver Frasca we hired the more than able Joe Krabacher; Our Government Affairs director Sarah Thorsteinsen left us to manage the Summit Board so we hired the incredibly bright and resourceful Nick Bokone. We now have a team behind us that we can count on to make our Board stronger and capable for our Membership.

As a Board, the plan we adopted in our Fall retreat will continue through 2016. This allows for momentum and continuance of our goals, allowing a larger impact in the long run.

I couldn't be more proud of our Staff and Board of Directors for their hard work, decision making, leadership, and fun! Yes, fun! I've appreciated the synergy, the ability to agree to disagree. There isn't a director or staff member that hasn't been fully engaged. In a field as competitive as real estate, here is a Board of Directors helping you, their own competitors, to succeed by providing tools you need like education, market updates, an always improving MLS, weekly caravans, Fall and Spring Tours, an insightful and informative monthly magazine, the Observer and new member orientation. And for our Community we have invited you to be a part of Lift up, Christmas Wish, Aspen Valley Hospital, Habitat for Humanity, Hospice of the Valley, Holiday Baskets and of course the biggie——Heldman King Scholarship Foundation.

I'm excited to have Brenda Wild, incoming chair, and her new team of Directors for the 2015/2016 fiscal year and you should be excited too! Brenda has great ideas, high energy and has shown great leadership. I can't wait to see what she'll accomplish!

Thank you all for your support! You've been a great membership to serve.

Cheers,

*Tory*



# SEPTEMBER OCTOBER 2015

## EVENTS



**ASPEN BOARD OF REALTORS®**

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



**SEPTEMBER IS REALTOR® SAFETY MONTH**

Stay safe on the job. Develop a safety protocol you use with every client, every time.

Visit [www.REALTOR.org/Safety](http://www.REALTOR.org/Safety)

**ASPEN  
CARAVAN**

SEPTEMBER  
17, 24  
OCTOBER  
1, 8, 15, 22, 29

**BASALT  
CARAVAN**

SEPTEMBER  
16, 23, 30  
OCTOBER  
14,

**SNOWMASS  
CARAVAN**

SEPTEMBER  
23  
OCTOBER  
7, 21

**SEPT  
16-19**

**CAR Convention**

Keystone

**SEPT  
24-25**

**Wildfire Conference**

Snowmass

**OCT  
1**

**Board and Staff Retreat**

**OCT  
12**

**Fall Tour Committee Meets**

1-5 pm

**OCT  
26  
28  
30**

**Fall Tour**

(Up Valley 9-5)

**REALTORS®**  
Conference & Expo

*Global Reach, Local Focus*

November 13-16, 2015 • SAN DIEGO



**BE** IT'S YOUR  
TIME TO  
**SHINE**  
**HERE**  
SAN DIEGO



**Save  
the  
Date**

**2015 Fall Tour  
(Up Valley Only)**

October 26, 28 & 30

November. 2, 4, & 6

**see Page 11 for more information**

# A mortgage that fits your needs. Not ours.

*Mortgages made easy.*

Visit us at our convenient Aspen location:  
601 East Hopkins Avenue Unit 1  
Aspen, CO 81611  
970-544-5200

## **David Lysaught**

Vice President - Roaring Fork Valley

NMLS# 566047

970-429-6200

david.lysaught@efirstbank.com







Compliments of the  
Aspen Board of REALTORS®

## REAL ESTATE IN THE NEWS

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

## Aspen

### \$26.7 Million Sale Marks Highest in Pitkin County this Year

A currently-under-construction home on Red Mountain (250 Willoughby Way) sold for \$26.7 million last month, making it the highest price paid...[MORE](#)

### APCHA Looks to Hire Compliance Officer

After doing community outreach, new Aspen Pitkin County Housing Authority Director Mike Kosdroksy is looking to hire a compliance officer to free up units that are being occupied fraudulently, the Aspen Daily News reported...[MORE](#)

## Snowmass

### SkiCo Presents Master Plans for Snowmass

Aspen Skiing Co. wants to tweak previously approved master plans for its operations in Snowmass, while bolstering its summer operations, the Aspen...[MORE](#)

## Basalt

### 98 Homes Proposed for Midvalley

A development company wants to build 98 single-family homes and duplex units in the midvalley across Highway 82 from Blue Lake Subdivision. The Fields Development Group...[MORE](#)

## Glenwood Springs

### Valuations Up 7 Percent in Garfield County

Assessed valuations for real and personal property in Garfield County are up about 7 percent after the recent round of valuation protests and appeals...[MORE](#)

### Glenwood Springs Ranked Fifth Best City by Outside Magazine

The jury is in, and voters named Glenwood Springs one of the country's best places to live in its most recent edition. Last spring, an online bracket pitted...[MORE](#)

### Deadline Looms for Ballot Questions

At least three potential votes will be brought to city of Aspen voters after city council determines their fate by the Sept. 4 deadline for the November election...[MORE](#)

### \$1 Million Approved to Finish Renovations to Wheeler Opera House

Expanding the scope of the upcoming interior renovation to the Wheeler Opera House will cost the city an additional \$1.1 million, bringing the total cost of the work...[MORE](#)

### Snowmass Asks for Recall Election

Snowmass Village Town Councilman Chris Jacobson was arrested on June 26 and charged with felony criminal mischief and misdemeanor after...[MORE](#)

## Carbondale

### Carbondale Fire District to Seek Tax Increase

A proposal to increase tax support for the Carbondale and Rural Fire Protection District will appear on the November ballot, the Glenwood Springs Post Independent reported...[MORE](#)

## Pitkin County

### High Valley Farms to Shut Down if it Can't Snuff Smell

Lingering odor issues will shut down High Valley Farm grow operation in the midvalley unless it can remedy the smells put off by the marijuana grow...[MORE](#)

### Prince Bandar Sells Last of Aspen Properties

Prince Bandar bin-Sultan of Saudi Arabia sold his final property in the Aspen area for nearly \$5.9 million to an Australian land trust, the Aspen Times reported...[MORE](#)

### Pitkin County Hottest of Ski Town Real Estate Markets

The real estate market was so hot in Aspen and Pitkin County during the first half of 2015 that it even topped Vail and Eagle County in dollar volume, the Aspen Times reported. Eagle County's annual sales dollar volume had topped Pitkin County's in eight of the past nine years...[MORE](#)

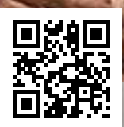
[aspenglenwoodmls.com](http://aspenglenwoodmls.com)

The best and most accurate  
provider of real estate information  
in the Roaring Fork Valley

**Foley Publications, Inc.** located in Denver, Colorado, is proud to partner with the **Aspen Board of REALTORS®**. Together we provide a professional, interactive monthly e-magazine for the Association's membership.



Publications, Inc.



For advertising information, please contact Craig Foley or Ned Foley at 303-758-7878 or visit our website at [foleypub.com](http://foleypub.com).

*20+ Years of Real Estate Publishing Excellence!*



**DEB DUDLEY**  
Mortgage  
Loan Officer  
NMLS #627282



**BRYAN CHOCHON**  
Branch Manager  
Basalt - Loan Officer  
NMLS #681548



**CLAYTON COLLIER**  
Vice President  
Loan Officer  
NMLS #681549



**BILL DETER**  
Market  
President  
NMLS #681550



**RYAN GILBERT**  
Branch Manager  
Rifle - Loan Officer  
NMLS #874003



**STEPHEN PAUL**  
Assistant V.P.  
Glenwood Springs  
NMLS #1041562

## WE UNDERSTAND FAMILIES. WE'RE ONE TOO.

Since the first time we opened our doors, we have always been a full-service community bank, dedicated to our customers and businesses throughout the Roaring Fork Valley. With a 37-year history in Colorado, guided by a strong community-banking model of local management and local control. We believe that the communities we're a part of make us who we are— family owned and community focused.

**GLENWOOD SPRINGS** 200 Grand Avenue, 970.945.7422 • **BASALT** 655 East Valley Road, 970.704.1144  
**RIFLE** 1200 Railroad Avenue, 970.625.1266 • [bankofcolorado.com](http://bankofcolorado.com)



**Bank of Colorado**

THE WAY BANKING SHOULD BE



MEMBER FDIC



## Government Affairs Corner

### Residential Affordable Housing Mitigation Discussion Continues

At their regularly scheduled August 24th meeting, Aspen City Council approved an ordinance on first reading that would significantly reduce the financial burden on homeowners wishing to expand their properties. A second reading and public hearing is scheduled for the September 28th meeting, but it is not expected for the issue to be finalized at that time, as there still are some unresolved issues that need discussion.

At the center of the ordinance is a new set of numbers associated with how much homeowners pay when expanding their homes. The city charges an impact fee to benefit affordable housing initiatives based on how many new employees the expansion theoretically creates. The current impact fee of \$79.97 per square foot added would become \$39.17 if passed. As an example, a homeowner would currently pay an impact fee of \$43,982 for adding 600 square feet of expansion. If passed, the formula in this ordinance would require an impact fee of \$23,503.

There are other elements of the ordinance related to affordable housing in Aspen and how current programs are funded. The Aspen Board of REALTORS® is currently reviewing the ordinance and will likely take a position on the issue before the September 28th public hearing. ABOR is excited to be a part of what could become a significant victory for Aspen's homeowners. If you have questions or concerns about the issue, please contact me (Nick Bokone, Government Affairs Consultant) at [nickbok22@gmail.com](mailto:nickbok22@gmail.com) or 303-807-4067.

### Wildfire Conference and Information

ABOR is proud to be one of the sponsors of the 2015 Colorado Wildland Fire Conference at the Viceroy in Snowmass Village September 24th-26th. This conference features expert speakers from around the state and the country on the latest information available on fire mitigation, fire protection, and living in wildfire areas. ABOR President Tory Thomas will be a panelist discussing the real estate perspective on living with wildfires during the conference. More information can be found here: <http://www.wildfire-colorado.com/>. There

is a fee for attendance, but we encourage all members to consider attending and hearing the latest news and information on Colorado's wildfire strategies.

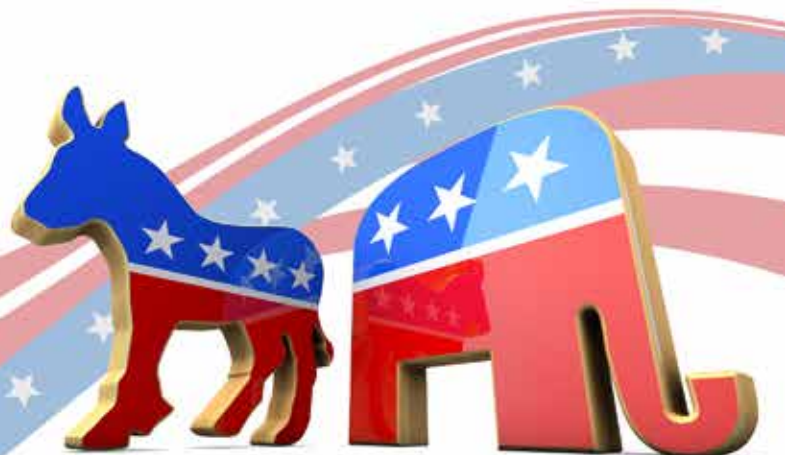
In addition, ABOR is exploring the possibility of sending out a newsletter to all home owners in the Aspen/Pitkin area about the need for proper mitigation efforts. Through the Colorado Association of REALTORS® Project Wildfire project, tools and resources are available for local associations such as ours to promote proactive mitigation efforts for our area. Not only does this effort help raise the education level for the need to be mitigating, it also helps us deal with local ordinances that might add costly or burdensome mandatory requirements on home owners that might appear in the future. ABOR is committed to being an active and responsible partner in the community and to promoting responsible wildfire mitigation efforts.

### NAR Call To Action on Patent Trolls Still Active

If you haven't already done so, please take a few minutes to respond to the National Association of REALTORS® Call to action urging Congress to take action on patent reform. More information and the call to action can be found here: [Click Here](#).

REALTORS® across the country receive threatening demand letters and lawsuits alleging patent infringement based on the use of common business tools such as drop down menus or search alert functions on websites and the scanner function on a copier. These patent trolls buy vague patents and use them to turn everyday business practices into potential lawsuits.

H.R. 9 is scheduled for House floor consideration later this summer. Congress must pass this common-sense comprehensive patent litigation reform to protect Main Street businesses and REALTORS® from patent troll abuse.







## ABOR BRIEFS



**ASPEN BOARD OF REALTORS®**

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

## Drones Not Allowed Over Open Space in Pitkin County

Pitkin County would like to remind REALTORS® that drones may be launched and used on private property but due to the hazardous nature involved, they are prohibited on or over open space.

If you have questions or need further clarification, please contact John Armstrong, Pitkin County Senior Ranger, at 970.920.5399.



## Media Briefs

### "Like Us"

Be the 50th member to like us on Facebook for a chance to win a FREE Educational class!

[www.facebook.com/aspenboardofrealtors](http://www.facebook.com/aspenboardofrealtors)



### ABOR Website

The ABOR website is a resource for you to grow your business. It is a "One Stop Shop" for:

- Caravan and Luncheon Forms
- Calendar of Events
- Education Schedule
- Links to REALTOR® resources

### Calling All Photographers

Do you have a photo you want to include in the Aspen REALTOR® or on our website? If you do, send the jpg file to [marlene@aspenrealtors.com](mailto:marlene@aspenrealtors.com). Photos will be used to market the Real Estate Industry and our amazing community.

## With Gratitude

### Thank you 43rd Annual Inaugural & Awards Ceremony Sponsors



ABOR appreciates your investment in our members!

## Colorado Wildland Fire Conference 2015

**September 24-26**  
**REALTORS® earn two CE's**

[Register Here](#)



## Fall Educational Class Sponsorships Available

Build your brand at any of ABOR's upcoming educational classes.

### Sponsors receive:

- Ability to target-market your business and programs exclusively to REALTORS®
- Company logo and inclusion on all marketing materials, including facebook, website, registration forms and class recognition.
- Display and share your business information with members prior, during and after the class.
- Ability to speak briefly to members prior to event about your services and business.

### **YES! I WANT TO SPONSOR**

We truly appreciate your participation and support of the Aspen Board of REALTORS®.

## SEPTEMBER

29	9:00-11:00am	<b>CFPB Lending: Impacts on REALTORS®</b> Where: ABOR Offices Instructor - Mac Cunningham <a href="#">Click Here to Register</a>	\$25 2 CE's
29	1:00 - 3:00pm	<b>CFPB Lending: Impacts on REALTORS®</b> Where: Aspen Square Instructor - Mac Cunningham <a href="#">Click Here to Register</a>	\$25 2 CE's
30	12:00 – 2:00pm	<b>Home Energy Score</b> Where: ABOR Offices Instructor - Peter Rusin, CEO Colorado Energy Office <a href="#">RSVP Here</a>	FREE – includes lunch!

## OCTOBER

2	8:30 – 12:30pm	<b>Ethics for REALTORS®</b> Where: Aspen Square Instructor – Connie Tremblay, Employing Broker and previous board member and CAR Director for the Grand Junction Area Association. <a href="#">Click Here to Register</a>	\$50 4 CE's
2	1:00-5:00pm	<b>Annual CREC Update</b> Where: Aspen Square Instructor – Connie Tremblay, Employing Broker and previous board member and CAR Director for the Grand Junction Area Association. <a href="#">Click Here to Register</a>	\$50 4 CE's
13	9:00 – 1:30pm	<b>New Member Orientation/Ethics and MLS Training</b> Where: ABOR Offices Instructor – Adrian Rippey-Sheehy and Suzanne Frazier (MLS)	FREE
15	9:00 – Noon	<b>Risk Management #5461 (Avoiding Pitfalls in Today's Real Estate Business)</b> Where: Aspen Square Instructor – Damian Cox, attorney <a href="#">Click Here to Register</a>	\$30 3 CE's
15	1:00 – 5:00pm	<b>CREC Annual Update</b> Where: Aspen Square Instructor - Damian Cox, attorney <a href="#">Click Here to Register</a>	\$50 4 CE's

## NOVEMBER

18	8:00 – Noon	<b>CREC Annual Update</b> Where: Limelight Hotel Instructor – John Gillam <a href="#">Click Here to Register</a>	\$50 4 CE's
18	1:00 – 5:00pm	<b>Ethics for REALTORS®</b> Where: Limelight Hotel Instructor – John Gillam <a href="#">Click Here to Register</a>	\$50 4 CE's

Success Starts Here!

**September** Classes That Will Grow Your Business

### 29 CFPB Lending: Impacts on REALTORS® with Mac Cunningham

2 CE's \$25

9:00 – 11:00am ~ ABOR Offices [Click Here to Register](#)

1:00 - 3:00pm ~ Aspen Square [Click Here to Register](#)

Classes filling fast –  
register today!

All Classes at ABOR  
are limited to first 25  
reservations.

**ASPEN BOARD OF REALTORS®**

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

### 30 Home Energy Score

Free Lunch & Two Free CE's

Noon – 2:00pm ~ ABOR offices

[Click Here to Register](#)

Free Lunch  
&  
Two Free CE's



COLORADO  
Energy Office





## FALL TOUR

PRESENTED BY



**ASPEN BOARD OF REALTORS®**

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

## Up-Valley Fall Tour

**October 26, 28 30**

**November. 2, 4, & 6**

Residential listings from Aspen, Woody Creek (above Lower River Rd.) & Snowmass Village will be considered for the Fall Tour. NO land, commercial or fractional properties allowed.

**Reservation forms will be emailed to all members on October 1, 2015.**

**AFFILIATE SPOTLIGHT**

**"NEW COMPANY, SAME GREAT TEAM, BETTER PRICING, AND FASTER TURN TIMES-CALL US TODAY!"**



### OUR LOAN OFFICERS

Michael Picore	NMLS#339742	309-2911
Susie Meraz	NMLS#623396	274-4666
Susan Horning	NMLS#409870	618-0955
Deb Onorofskie	NMLS#389578	379-0627
Kirk Schneider	NMLS#281552	618-8284
Kristi Picore	NMLS#422607	309-5213
Ryan Parker	NMLS#1041550	309-6850

**BAY EQUITY**

**H O M E L O A N S**

**1319 GRAND AVE, GLENWOOD SPRINGS, COLORADO**

**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  
970-925-5252 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

# 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.

**Contact one of us today to get started.**





Due to numerous recent member inquires, ABOR had our Association Attorney, Joe Krabacher provide the following legal clarifications for the benefit of our members

### E-List Guideline clarification on Rental B2B's:

**RENTAL ANNOUNCEMENTS.** You **MUST** have a signed exclusive right to lease rental agreement or be looking for a rental in order to send out a Rental Announcement B2B. For avoidance of doubt, and due to abuses of the Rental Announcement B2B system, an exclusive right to lease rental agreement DOES NOT INCLUDE the following listing agreements and does not entitle you to use the Rental Announcement B2B system: (i) an "open" listing, or (ii) any exclusive right to lease rental agreement that contains exclusions for other real estate brokers, agents or offices or ABOR members. [Click Here for ABOR's E-List \(B2B\) Guidelines](#)

### General Advertising – CREC Rule E-8:

The Colorado Real Estate Commission Rules and Regulations do apply to general advertising, and in particular we would remind your membership that they are required

to be in compliance with Rule E-8 regarding social media advertising. Rule E-8 has been updated to address broker communications through email, chat, instant messages, newsgroups, discussion lists, bulletin boards, blogs and other similar means of advertising, including the use of Twitter, Facebook, YouTube, banner advertisements and the like.

Of particular attention is the following provision of Rule E-8 regarding general advertising that recaps sales activity:

*"D. Sales Data. 1. General Advertising which recaps sales activities over period of time in a given subdivision or geographical area must:*

- (i) cite the source of the data;*
- (ii) include a disclaimer that all reported sales were not necessarily listed or sold by the broker; and*
- (iii) are intended only to show trends in the area or shall separately identify the broker's own sales activity."*

Are you taking advantage of a great member benefit?



## The REALTORS® Legal Hotline

As a member of ABOR, you have access to CAR's Legal Hotline

The REALTORS® Legal Hotline is a service which provides members of the Colorado Association of REALTORS® with direct access to a qualified real estate attorney who can offer information on real estate law and related matters. The Hotline provides legal information, not legal representation



#### Hours:

The REALTORS® Legal Hotline is available  
Monday – Friday 9:00 am – 12:00 pm  
and 1:00 pm – 4:00 pm

#### How do I use the Legal Hotline?

The principal broker and one additional designee from each REALTOR® office are allowed access to the Hotline. Each user must accept the Terms and Conditions before calling the Hotline.

Please limit your questions to one per phone call



## WHAT'S TRENDING



**ASPEN BOARD OF REALTORS®**

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



*The Board of Directors celebrate ABOR's success over the past year during the last 2015 Directors meeting . Tory Thomas is honored with gifts and a crown for her commitment as Chair. The board welcomed Brenda Wild as incoming 2016 Chair.*



*Members enjoy the Fair Housing Class taught by Adrian Rippy Sheehy at ABOR on September 15th*



## MEMBERSHIP REPORT

# AUGUST 2015

### For MLS Support or Questions:

Suzanne Frazier  
970.963.3137  
agsmls@sopris.net



### New REALTOR® Members

#### Andrew Light

Aspen Snowmass Sotheby's-HM

#### Matthew Rubsamen

The Fleisher Company, Basalt

#### Carlie Umbarger

Aspen Associates Realty Group

### Company Changes

#### Don Buchholz

Lorrie B Aspen and Associates

#### WJ Bradley

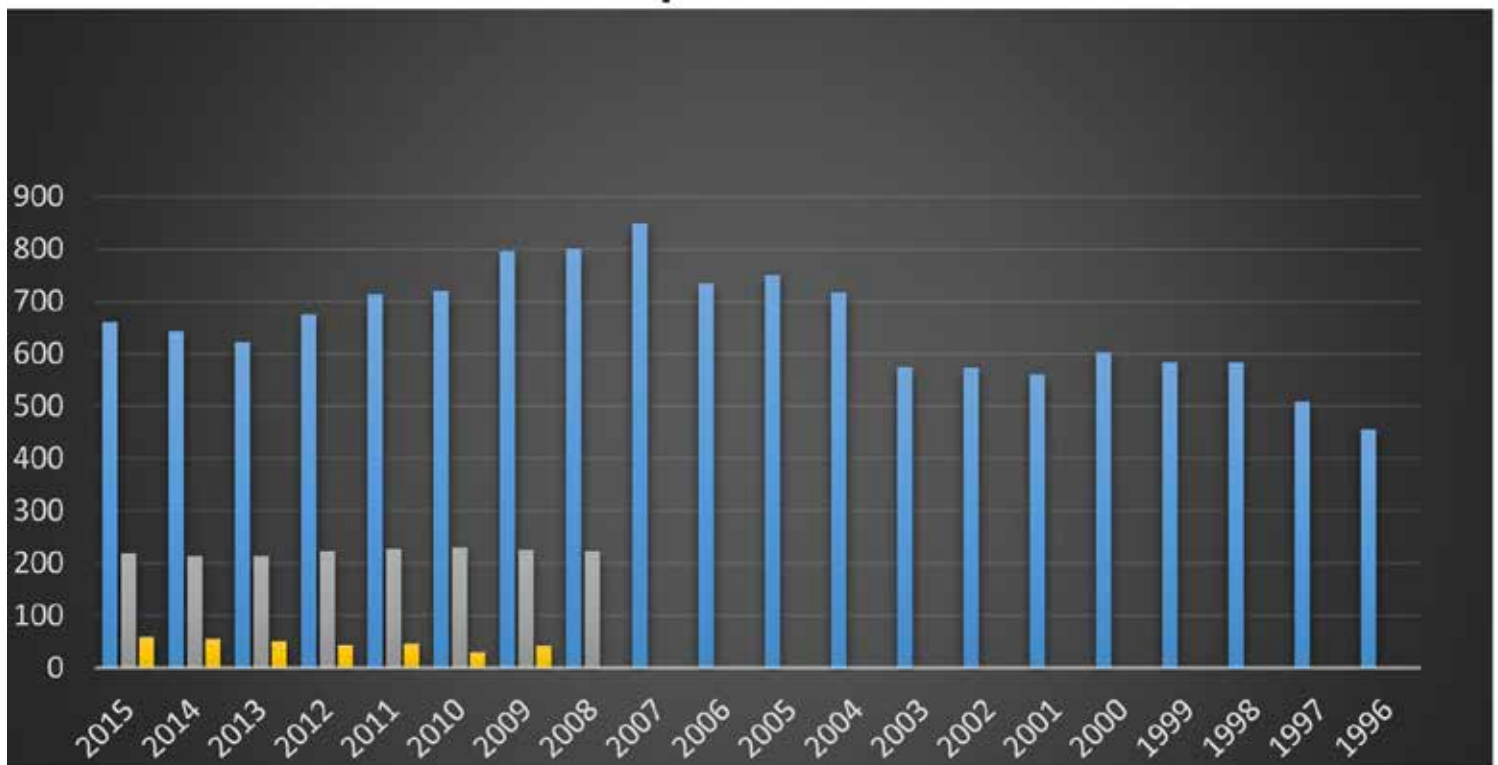
now Bay Equity Home Loans

Membership Stats  
Thank you for your  
business!

**REALTOR® Members - 658**  
**Affiliates - 58**



## Membership Stats 1996 - 2015



Members = Blue      Gray = Offices      Gold = Affiliates

## JULY 2015



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is partnering with CAR and 10K to provide housing statistics on a monthly basis. These are released to the media and published for the public to view on the CAR website.

[Aspen Reports July 2015 >>>](#)

[Basalt Reports July 2015 >>>](#)

[Carbondale Reports July 2015 >>>](#)

[Glenwood Springs Reports July 2015 >>>](#)

[Marble Reports July 2015 >>>](#)

[Missouri Heights Reports July 2015 >>>](#)

[New Castle Reports July 2015 >>>](#)

[Old Snowmass Reports July 2015 >>>](#)

[Redstone Reports July 2015 >>>](#)

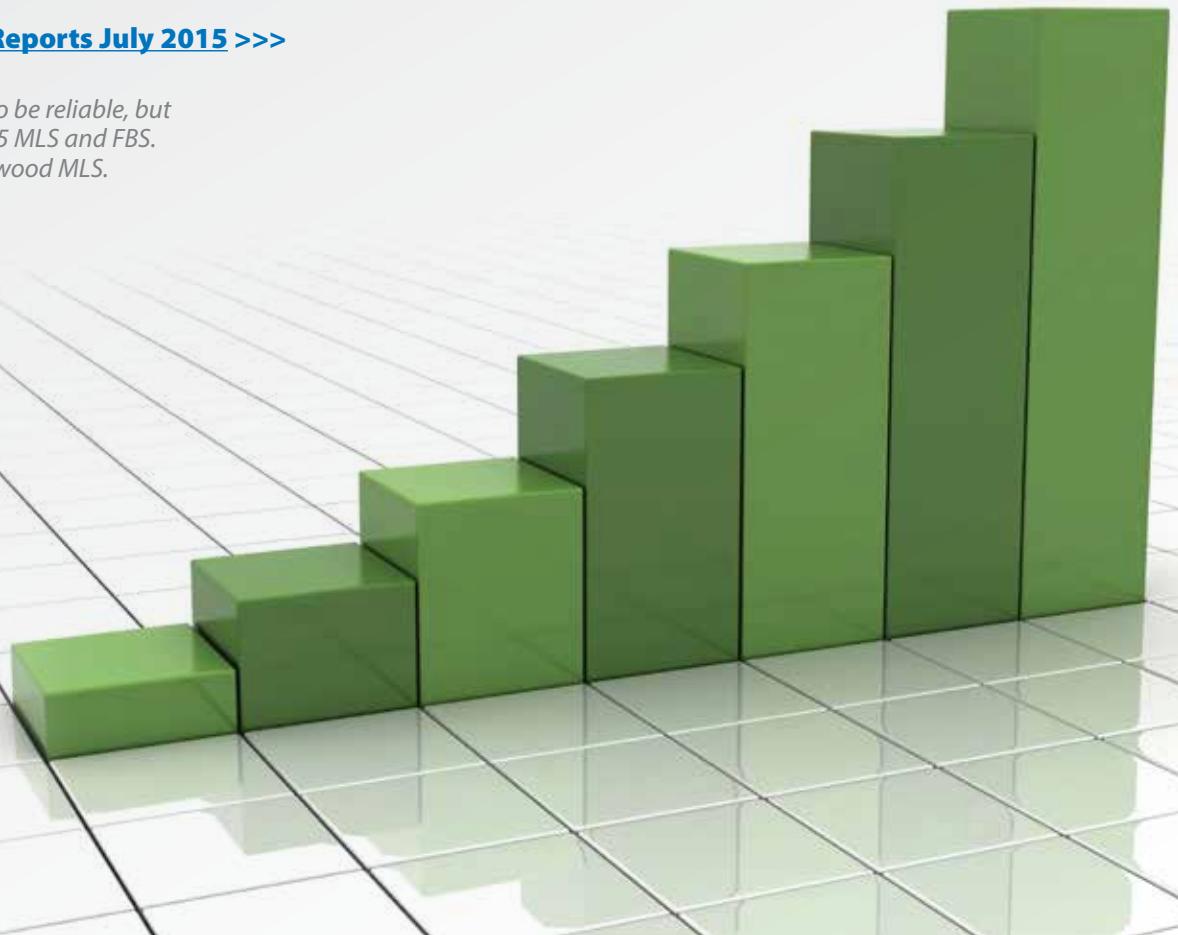
[Rifle Reports July 2015 >>>](#)

[Silt Reports July 2015 >>>](#)

[Snowmass Village Reports July 2015 >>>](#)



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







*"There are three responses to a piece of design – yes, no, and WOW!"*

~Milton Glaser

**We aim for the WOW.**



HAGMAN ARCHITECTS

104 Midland Avenue, Suite 201  
Basalt, Colorado 81621  
Office: 970.927.3822  
[www.hagmanarchitects.com](http://www.hagmanarchitects.com)

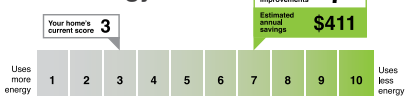


**Do you need a sales tool that —**

- Rates home energy efficiency
- Helps deliver home comfort
- Adds to affordability
- May add to the home's appraisal

## Know The Score

### Home Energy Score



[www.BetterBuildingsCO.com](http://www.BetterBuildingsCO.com)



Register for 2 CEs for the free Home Energy Score training Wednesday, Sept. 30, noon to 2 p.m., Aspen REALTOR® Board at [www.BetterBuildingsCo.com](http://www.BetterBuildingsCo.com)



Publications, Inc.

*20+ Years of Real Estate Publishing Excellence!*

**For advertising information, call 303-758-7878 or visit [foleypub.com](http://foleypub.com).**



aspenglenwoodmls.com

...check it out