

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR

AUGUST

V1 N5

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of Maria Cook



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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

CHAIRMAN'S MESSAGE

Tory
Thomas
2015 Chair



Dear Members,

OMG it's AUGUST! I feel like Charlie Brown with my hand on my forehead saying, "UGH....Where did the Summer go?"

The Aspen Board didn't take the Summer off, that's for sure. ABOR has been busy planning our Fall education schedule to ensure we offer a wide variety of classes and instructors to members. There are eight classes scheduled to ensure we meet your educational needs. If there is a class you'd like to take and don't see it offered, let us know. These classes are for your benefit!

The Philanthropy committee will be supporting Hospice of the Valley during the Fall Tour on your behalf. We have all been touched at one time or another by this great organization. Make sure to look for the collection boxes for Hospice during the tour for a chance to support an important organization and please don't forget Hospice's big fundraiser at the Limelight on August 30!

It's party time! FREE Drinks! Please save the date for an ABOR happy hour celebration as we welcome our 2016 Board of Directors and award the Realtor of the Year and the Affiliate of the year. This party and installation of officers will be at the Limelight Hotel on Thursday, September 10th from 5-8 pm. We will be having a drawing for free membership dues for those in attendance.

Thank you to those who came out and played carpenter for the day at Habitat for Humanity. It was definitely rewarding and a great learning and team building experience as well! And there is nothing more giving than T-I-M-E. We can't thank you enough for sharing your Saturday!

The final push is on to get things sold before the off-season! Along with that work load, remember why you live here. Take in a Sunday afternoon concert at the Tent, or ride your bike up to the Maroon Bells.

LIVE THE DREAM!

Best,

Tory



AUGUST SEPTEMBER 2015

EVENTS



ASPEN CARAVAN

AUGUST
27
SEPTEMBER
3, 10, 17, 24

BASALT CARAVAN

AUGUST
19, 26
SEPTEMBER
2, 9, 16, 23

SNOWMASS CARAVAN

AUGUST
26
SEPTEMBER
9, 23

AUG
10
-11

Leadership Summit
Chicago

SEPT
7

ABOR closed for Labor Day

SEPT
16
-19

CAR Convention
Keystone

Save the Date

September 10th

2015 Inaugural &
Awards Ceremony

5-8 pm Limelight Hotel

Celebrating ABOR's Board of
Directors, REALTOR® of the Year
and Affiliate of the Year,
Past & Present

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David Lysaught

Vice President - Roaring Fork Valley

NMLS# 566047

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

Aspen

Pot Sales Produce \$6.74M in Sales

A growing number of marijuana dispensaries in the city of Aspen generated \$6.74 million in taxable retail sales between May 2014 and May 2015...[MORE](#)

More Than 1,300 Signatures Collected for Base 2 Referendum

Petitioners looking to turn back Aspen City Council's approval of a hotel that offers the prospect of affordable rooms in exchange for zoning variances turned in 1,312 signatures to the city clerk's office earlier this month, more than double...[MORE](#)

Basalt

Fishing Feeds Economy with \$4 Million

Fishing on the lower Fryingpan River and Ruedi Reservoir pumps \$4 million annually into the Roaring Fork Valley economy, according to a study commissioned by the...[MORE](#)

Snowmass

Fluoride Debate in Snowmass Continues

A board of directors decided earlier this month to stop adding fluoride to drinking water in Snowmass Village, but elected officials and some residents...[MORE](#)

Glenwood Springs

Glenwood Springs Keeps on the Rise

Glenwood Springs' sales tax revenue was up 8.94 percent through May compared with 2014, a sign of the town's continuing recovery from the Recession. From 2011 until now, the January-May time frame has seen a steady increase in sales tax revenue. So far this year, each month through May has shown an increase from last year. City sales tax revenue this May was \$1,281,239, up 6.1 percent from \$1,207,348 in May 2014, the Glenwood Springs Post...[MORE](#)

Smuggler Mine Sells for \$7.5 Million

Smuggler Mine, located at the base of Smuggler Mountain, sold for \$7.5 million this month. The new owner is Aspen Green Mountain, a limited liability company...[MORE](#)

Aspen's Carbon Footprint Down Slightly, Still Tracking Behind

Aspen's carbon footprint shrunk 0.44 percent between 2011 and 2014, for a total reduction of 7.4 percent since 2004, according to a report from...[MORE](#)

River Center Get \$500,000 Boost

The Roaring Fork Conservancy's efforts to build an educational river center in Basalt received a \$500,000 endorsement from the town government, the Aspen Times reported...[MORE](#)

Carbondale

Midvalley Real Estate Market Starting to Rebound

The combined Basalt, El Jebel and Carbondale markets are no longer being influenced by foreclosures and bank sales, and it's transitioning away from a buyer's market, recent reports...[MORE](#)

Carbondale Toys with Senior Housing

Murmurs of building a 70-unit senior citizen housing project are floating around Carbondale, the Sopris Sun reported. The plan to build on the north end of Carbondale...[MORE](#)

Pitkin County

Pitkin County Real Estate Sales Reach Pre-Recession Levels

The Aspen-area real estate market surged to its best first half this year since prerecession days. All real estate transactions in Pitkin County totaled \$929.24 million from January through June, according to statistics through April that were compiled by Land Title Guarantee Co...[MORE](#)

National Forest Visits Up, Budget Down

The White River National Forest has cut spending and tightened its belt to the point that it's almost a moneymaker for the Department of the Treasury, but visits are up -- close to 13 million annually now making it the busiest national forest in the country, the Aspen Times reported...[MORE](#)

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EDUCATION SPOTLIGHT

PRESENTED BY:



ASPEN BOARD OF REALTORS®

October 2nd

CREC and Ethics FOR REALTORS® at the Aspen Square.

[Click here to register](#)

Meet The Instructor

Connie Tremblay, Employing Broker

- Fourth generation Coloradoan • Previous Grand Junction Area Association Board Director • Member of Keller Williams, Colorado West Realty LLC, in Grand Junction. • As a broker and instructor, Connie believes that every step in listing, selling or buying a home – or learning new material necessary for business growth and success • Licensed since 1995
 - Humanitarian - She helped build water purification systems and medical clinics for villages throughout Columbia, Brazil and Peru. • Viola Player
- Class is limited to first 60 registrants*



For education questions, call Marlene at 970.927.0235 or email marlene@aspenrealtors.com



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Glenwood Springs
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Government Affairs Corner

Aspen

Residential Impact Fee

Aspen City Council is scheduled to hear an ordinance on first reading August 22nd that will change the ration of how many short term employees are generated by a residential home expansion project. Currently, the city charges an impact fee based upon a formula of one employee for every new 3000 feet of residential expansion. Based on a new study, that rate is dropping to .445 per 3000 feet of expansion. This could potentially LOWER the impact fee on a homeowner engaging in an expansion project from the current \$79.97 per square foot down to \$35.59.

City Council has also used this topic to entertain ideas related to the issue, such as lowering (or eliminating) the city's real estate transfer tax and evaluating the number of different affordable housing tools available in Aspen. Glenwood Springs. While it doesn't seem likely that any action on these other issues will be taken, that fact that the discussion is taking place is a positive step for the real estate industry. We'll continue to monitor all of these projects and the association will likely officially take a position on the impact fee issue when the ordinance is introduced in late August.

Wildfire Mitigation

The Aspen Board of REALTORS® has signed on to be a sponsor of the Colorado Wildland Fire Conference, to be held in Snowmass September 24-26th. In addition to being able to provide a real estate perspective while ABR leadership attends the conference, our own Tory Thomas will be a panelist during one of the sessions about REALTOR® involvement and activity. More information about the event can be found at <http://www.wildfire-colorado.com/>

Another project we'll soon embark upon is a newsletter from ABR to every residential property owner in our market area about the need for responsible wildfire mitigation efforts. Through a grant program at the Colorado Association of REALTORS®, we're beginning to seek funding for an informative piece that will educate homeowners on how to mitigate as well as point them to programs available locally to assist them in their efforts. More information on CAR's efforts can be found at <http://www.coloradorealtors.com/projectwildfire/>

Other Local Board Projects in Colorado

Glenwood Springs

The Glenwood Springs board has a number of issues in front of them currently. First and foremost, the biggest issue is the upcoming decision on September 15th about possible endangered species listing by the federal government on the Greater Sage-Grouse. There are a number of birds in the Glenwood Springs board market area whose nesting areas exist on a variety of Federal, state and privately owned land. While a number of interested parties are working hard at conservation efforts for the grouse (including REALTORS®), the Federal government might still choose to place the bird on the endangered species list. The decision could have monumental impacts on the economic drivers in the region as well as the real estate industry. Significant lands that might become off limits to the oil and gas industry are at stake with this decision. The REALTORS® are doing everything they can to partner with a local coalition and urge the government to accept the local conservation plan and not list the species.

Steamboat Springs

Inclusionary Zoning Ordinance Planning Department

Inclusionary Zoning ordinances around the country are designed to require developers to address the need for affordable housing by choosing one a few options. Developers can either set aside (and deed restrict) a number of properties within a new development for lower priced housing units or they can choose to pay a cash in lieu amount to go into an affordable housing fund that the city administrates.

At City Council's August 4th meeting, they will likely permanently eliminate the Inclusionary Zoning Ordinance that has been suspended for the last two years. The ordinance hasn't worked and council doesn't necessarily see the need to go out of their way to provide more creative tools for middle income properties to be build. While the Steamboat association generally agrees that free market solutions are often the best ones, sometimes there is a need for government to provide incentives to fill market gaps.

As found in other resort communities like Aspen, there's a shortage of housing available that could serve middle income or first time home buyer citizens. The Planning



Department won't be left with any tools at all after August 4th for incentivizing developers to build in that price range. The Steamboat board and the city are committed to partnering together and finding creative solutions for access to a diverse housing stock in the area.

NAR

Call To Action – Patent Troll Reform

NAR is urging all members to tell your U.S. Representative to support H.R. 9, the Innovation Act to stop patent trolls and protect the real estate industry from frivolous lawsuits.

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.

More information and a link to send a message can be found [here](#).



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SEPTEMBER

15	8:30-12:30pm	What Does Fair Housing Mean To You? Where: ABOR Offices Instructor – Adrian Rippy-Sheehy 4 CE's Click Here to Register	\$40
29	9:00-11:00am	CFPB Lending: Impacts on REALTORS® Where: ABOR Offices Instructor - Mac Cunningham Click Here to Register	\$25 2 CE's
29	1:00 - 3:00pm	CFPB Lending: Impacts on REALTORS® Where: Aspen Square Instructor - Mac Cunningham Click Here to Register	\$25 2 CE's
30	12:00 – 2:00pm	Home Energy Score Where: ABOR Offices Instructor - Peter Rusin, CEO Colorado Energy Office RSVP Here	FREE – includes lunch!

OCTOBER

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

NOVEMBER

18	8:00 – Noon	CREC Annual Update Where: Limelight Hotel Instructor – John Gillam Click Here to Register	\$50 4 CE's
18	1:00 – 5:00pm	Ethics for REALTORS® Where: Limelight Hotel Instructor – John Gillam Click Here to Register	\$50 4 CE's



ABOR BRIEFS



ASPEN BOARD OF REALTORS®

2015 Inaugural & Awards Ceremony

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All sponsors will receive branding at the event; on the ABOR website, in marketing materials and on all B2B's advertising the celebration.

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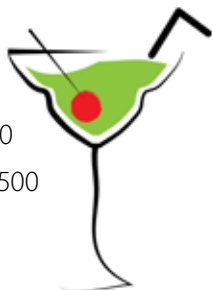
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Email marlene@aspenrealtors.com to become a sponsor for the 2015 Inaugural Celebration. Thank you for your support.



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- Ability to speak briefly to members prior to event about your services and business.

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Media Briefs

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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. Photos will be used to market the Real Estate Industry and our amazing community.

Wildfire Mitigation Conference

Become more knowledgeable about Colorado Wildfire Mitigation and it's impacts on REALTORS®, while earning 2 CE Credits when you attend the 2015 Colorado Wildland Fire Conference at the Viceroy in Snowmass Village - September 24-26.



[CLICK HERE FOR MORE INFORMATION](#)

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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.

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WHAT'S TRENDING



John Wendt teaches to a full room of REALTORS® at the Jerome. The CREC and Ethics classes were sponsored by Xssentials and Pillar to Post.



ABOR Brokers attended a demonstration of the new public facing website, aspenglenwoodmls.com. Pat Curry of Footsteps Marketing and Lindsay Harris with Web Shine shared the marketing, vision and positive impacts on valley REALTORS®. Please take a minute to tour aspenglenwoodmls.com and upload your personal REALTOR® photo!

Members enjoy the CTME beginning and advanced classes held at ABOR and sponsored by the Title Company of the Rockies.



Palladium Properties held a grand opening at their new offices in Aspen.



AGSMLS SOLD STATS

JUNE
2015



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to announce that CAR is now offering the housing statistics on a monthly basis. As a reminder, ABOR has partnered with CAR and 10K (a real estate research and marketing firm) to provide these monthly real estate reports at the State, Regional and Local levels. These reports are released to the media and published for the public to view on the CAR website.

[Get Reports for June 2015 Here >>>](#)

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

MEMBERSHIP REPORT

JULY
2015

For MLS Support or Questions:

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970.963.3137
agsmls@sopris.net



New REALTOR® Members

Diane Spicer

New MLS Participants

New Affiliate Members

Brendan Matthias

FirstBank

Steev Wilson

Forum Phi

Steev Wilson

Ryan Walterscheid

Company Changes

Jake Allen

Aspen Snowmass
Sotheby's-Basalt

John LaSalle

LaSalle & Company

Zac Merritt

Stirling Peak Properties

Linda Obuhanick

Woodbridge Realty of
Colorado

**Lyndsey Sackett
Harder**

Douglas Elliman Real
Estate

Lauren Salzer

Timbers Real Estate
Company

Stephanie Williams

Aspen Snowmass
Sotheby's-Basalt

Membership Stats
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Affiliate Spotlight



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