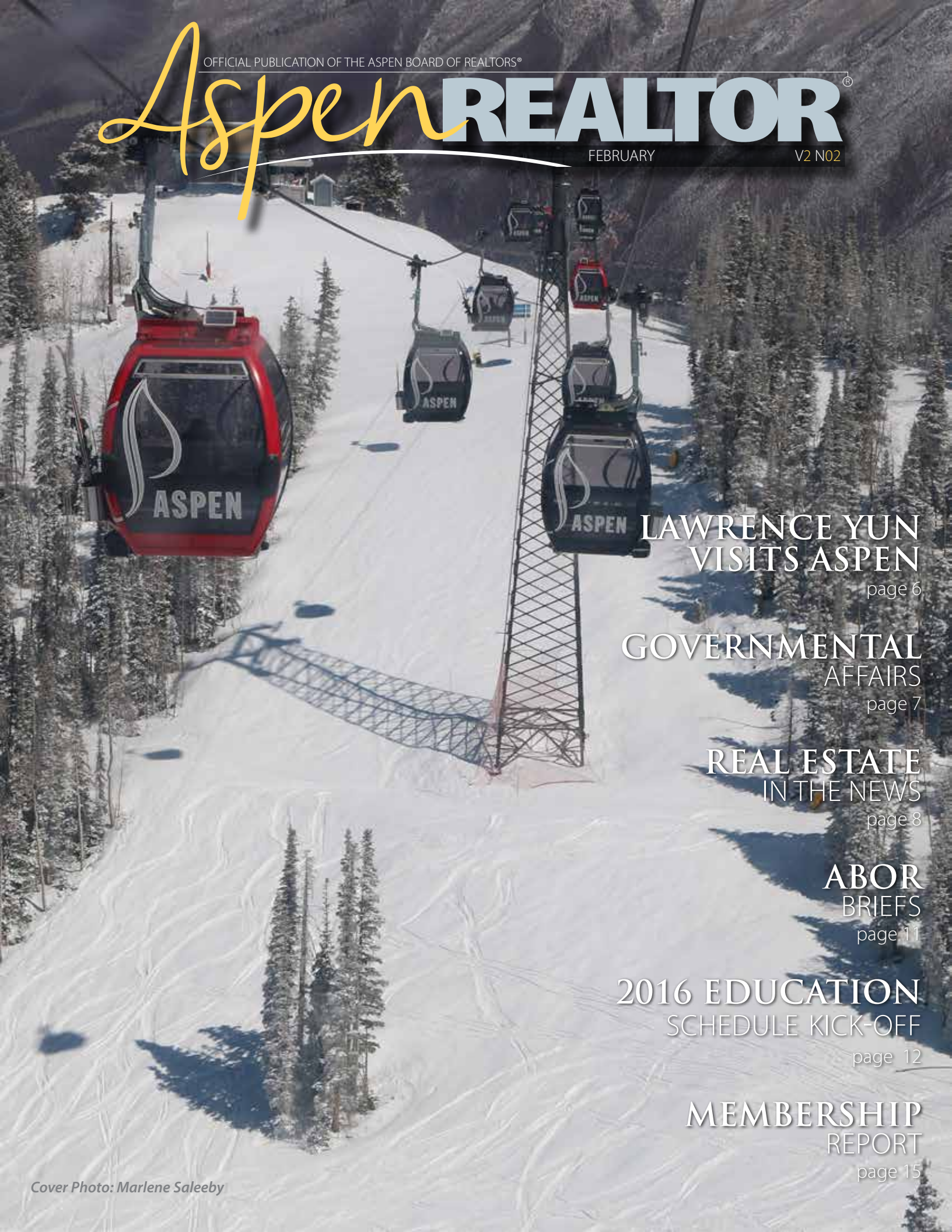


OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

FEBRUARY

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ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

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ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Dear Members,

Are you engaged in your profession with RPAC yet? Do you realize that we are the voice for homeowners private property rights and our industry? Do you know what bills are in front of our state government? Have you ever acted on your emails that ask you to respond to your local Legislative Representatives? If not, why?

Being a professional in any field brings the need to know about all facets of your business. The REALTORS® Political Action Committee (RPAC) was established to fight for our industry so you don't have to. RPAC works to promote homeownership and private property rights at the local, state, and national levels. You can sign up for RPAC [text alerts here](#). Some of the current issues being worked on are:

Construction Defects Reform:

A big hurdle to building more entry-level housing is a defect in state law that exposes homebuilders and homeowners to a high risk of expensive, time-consuming litigation. It is referred to as the construction defects law. It has created a climate that puts the chill on new construction of affordable, multi-family housing, scaring off investment in the affordable-housing market.

Senate Bill 177, sponsored by Senators Scheffel & Ulibarri and Representatives DelGrosso & Singer, would begin to fix this problem and foster conditions that encourage builders to construct more affordable housing, provide increased homeownership opportunities for all Coloradans and stimulate our state's economy.

Changing Wildfire Tax Deduction to Tax Credit:

In 2013, the Governor convened his Wildfire Task Force to come up with proposals aimed at reducing wildfire damage throughout our state. While some of these proposals included mandating mitigation or creating a risk assessment program imposing fees based on wildfire risk – ideas that would be detrimental to real estate; the task force did recommend legislation that we believe provides an incentive for property owners to protect their property without being mandated to do so.

A similar bill died on the calendar last year, but Rep. Pete Lee and Sen. Ray Scott have introduced it again this session. This bill will change the Wildfire Tax Deduction to a tax credit, reducing dollar-for-dollar the amount of a person's tax liability.

The bill includes: A credit of 25% of the costs for mitigation; a maximum of \$2,500 credit; the credit can be carried over for 5 consecutive years.

These are just a sample of the many issues that are being worked on to help homeownership thrive. Both bills would have a local impact on us if passed. This does not happen by a computer generated event, it is the work of real people that have their feet on the ground for us and their voices where they can be heard. If you have not done so in 2016 please make a minimum donation to RPAC of \$25.00 towards supporting your voice in Real Estate. It does make a difference!

Make sure to attend our upcoming luncheon on March 3, 2016 with Lawrence Yun at noon on the national perspective and insights to our industry and Randy Gold, MAI, SRA of the Aspen Appraisal Group on the local market recap at St. Regis. You can [RSVP here](#)

Brenda

The Aspen Board of REALTORS® made a great showing at the recent REALTOR® Day at the Capitol.



FEBRUARY
MARCH
2016

CALENDAR OF EVENTS



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

ASPEN CARAVAN | FEBRUARY 18, 25
MARCH 3, 10, 17, 24, 31
9:30 – 11:30

BASALT CARAVAN | FEBRUARY 17
MARCH 16, 30
9:30 – 11:00

SNOWMASS CARAVAN | FEBRUARY 24
MARCH 23
9:30 – 11:30

MAR 2 | **Board of Directors Meeting**

MAR 3 | **Member Luncheon**
2016 Real Estate & Economic Outlook with Lawrence Yun – St. Regis; Noon -1

MAR 9 & 23 | **Golf Committee Meeting**



Save the Date

**March 7th
Social Media and Ethics For REALTORS®
with Marki Lemons**

See page 13 for more details



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The Voice For Real Estate In The Roaring Fork Valley



ANNOUNCING!

The Aspen Board of REALTORS® is very pleased to host the Chief Economist and Senior Vice President of Research at the National Association of REALTORS®



Lawrence Yun Real Estate and Economic Outlook

Local Market Recap presented by Randy Gold, MAI,SRA, of the Aspen Appraisal Group

March 3rd, 2016
Noon



[REGISTER HERE](#)

Lawrence creates NAR's forecasts and participates in many economic forecasting panels, among them the Blue Chip Council and the Harvard University Industrial Economist Council. USA Today in 2008 listed him among the top 10 economic forecasters in the country and he has been named among the most Influential Real Estate Leaders by INMAN News over the past several years.

The following topics will be covered, with a special emphasis on the local market:

- Recent developments in the housing market
- The direction of home prices in the next 12 – 24 months
- Comparisons with past housing cycle
- Economic Backdrop
- Forecast of Economy and housing market

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Government Affairs Corner

Aspen Traffic Congestion

At a recent City Council work session, council members gave city staff the go ahead to consider a couple projects this summer that would work towards accomplishing one of the city's stated goals of reducing auto traffic and congestion in the 16 square block downtown core.

The discussion will continue at the city council's scheduled February 23rd work session, but as of now Aspen is poised to try a few things:

- Dynamic pricing that changes for parking in the core. A four-month experiment will occur from May through August when parking stations will charge more in the high season than in the low season. This experiment is designed to discourage traffic congestion during the busiest parts of the summer. Staff will report back on the results of the experiment later this year.
- Staff was directed to send out an RFP for electric car transportation companies for the core area. Again, this one-year experiment will be to see if it impacts the way people get around the city core. Staff intends to select a company that uses a smart phone app for an "on demand" style of serving people from areas like the parking garage to restaurants and other destinations. The experiment will be sponsored by the city and will run at no charge to people who use the service.
- Though not decided yet, the city is considering closing off Galena Street to vehicle traffic roughly from Boogies to City Hall. The Mayor showed a lot of interest in seeing if this was feasible during peak hours of the high season. Again...this experiment has not received approval yet.
- Reinstating the Aspen Community Forum from the 1990s. The Aspen Institute is interested in partnering with the city to host community forums that focus on walkability, congestion, and other quality of life issues. In my eyes, this is an opportunity for ABOR to host or partner with the city and the Institute on leading the discussion about what residents want from the city.

Impact on real estate – I'm interested in getting feedback from our membership about how these projects go this summer. Clearly, decreasing congestion is desirable from a "quality of life" perspective, but the solutions need to match and integrate with the character of the area. Let's monitor these projects closely this year and see how they turn out. Additionally, many REALTOR® work and park in the core area. Let's see how these initiative may (or may not) impact business.

ReThink The Streets Project Continues in Aspen

At a different city council work session, council members gave the go ahead to continue Aspen's creative "ReThink the Streets" project, but more work and council oversight is needed.

ReThink ([Click here](#)) is Aspen's version of placemaking, where towns and cities consider city streets as places to not necessarily travel "on" or "through" but places to "be". City staff was instructed to learn from last summer's positives and negatives from the project and come back to council later this year for direction on how to proceed, what to do, whom to use as a consultant, etc.

The National Association of REALTORS® has significant resources available for boards such as ABOR to use in shaping projects like this. REALTORS® are significant stakeholders in the future use and design of our future and can add real value to any discussion such as this. I've been in contact with the city staff managing the project to let them know ABOR would have interest in this issue. Stay tuned for further developments once city staff has more ready to present to city council.

Reauthorization of Open Space Property Tax may appear on Pitkin County Ballot in November

Pitkin County commissioners were generally supportive Tuesday of plans by the Open Space and Trails Board to ask voters in November to reauthorize a property tax that supports the program.

"I think the public looks on Open Space and Trails as one of the premier programs in town," Commissioner Michael Owsley said. "It's an extraordinary thing."

Owsley, along with commissioners George Newman and Patti Clapper, all said they'd support asking voters to reapprove the current levy in November. That 3.75 levy expires in 2020 and generated a little more than \$11 million in 2015, said Pitkin County Manager Jon Peacock.

ABOR will continue to monitor this issue. It seems as if the public is generally supportive of the way this tax is used, but it remains to be seen if there is an appetite for permanently making the mil part of the tax code or if it needs periodic review.

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

Aspen

Aspen Mulls Parking Fee Hikes

In an effort to reduce traffic congestion, Aspen City Council approved raising parking rates in the core this summer during a work session, while giving the city manager's office the go-ahead to investigate contracting with an on-demand shuttle service designed for short in-town trips, the Aspen Daily News reported...[MORE](#)

Romero, Partners Buy Beach Resource Management

Former Aspen City Councilman and president of Related Colorado, Dwayne Romero, purchased Beach Resource Management along with three partners, Shawn Gleason, Jerome Simecek and Jim Korpela. All are former Related Colorado employees, the Aspen Daily News reported...[MORE](#)

W Hotel to Take Over Sky Hotel Management

The W hotel brand is coming to Aspen, having been named as the operator of the property that will be redeveloped after the Sky Hotel is torn down, likely beginning this spring. W is known for its hip urban hotels, and Northridge Capital, which owns the Sky at 709 E. Durant Ave. at the base of Aspen Mountain, marks the conclusion of a months-long process to select the operator of the new lodge...[MORE](#)

McDonald's Closes Its Aspen Doors

After 31 years in Aspen, McDonald's abruptly closed its doors in January. Paul Nelson, the franchise owner, said in a prepared statement that "McDonald's had made the decision to close some underperforming restaurants. As it relates to the Rocky Mountain region, the McDonald's restaurant located in Aspen is a part of this plan"...[MORE](#)

December Traffic Numbers Near Summer Levels

Traffic at the entrance to Aspen in December was higher than it had ever been for the month going back to at least 1999, as the average daily vehicle count for the year rose 4.4 percent from 2014 and neared a benchmark the city has invested great resources into not crossing, the Aspen Daily News reported...[MORE](#)

Snowmass

Snowmass Village Looks to Better Connect

Snowmass Village town council identified a number of high-priority improvements to its trails and roads, which include enhancing pedestrian, bike and transit connections while reducing the reliance on vehicles in its Community Connectivity Plan...[MORE](#)

Basalt

Basalt Rejects Shared Tax Proposal

A divided Basalt Town Council rejected a controversial plan put forth by the developer of Willits Town Center that would have seen the municipality share tax revenue with the company, the Aspen Daily News reported...[MORE](#)

Carbondale

Marble Distilling Co. Wins National Award

Marble Distilling Co.'s Moonlight EXpresso was among 176 Good Food Award winners this month — the only Colorado spirit to receive the honor, the Glenwood Springs Post Independent reported. The Good Food Awards celebrate tasty, authentic and responsibly produced food, outstanding American food producers and the farmers who provide their ingredients...[MORE](#)

Downvalley Real Estate on the Rise

According to the most-recent Garfield County Market Analysis compiled by Land Title Co. in Glenwood Springs, through November of 2015 gross sales in the county were up 7.5 percent and total transactions were up 21.9 percent, the Glenwood Springs Post Independent reported...[MORE](#)

Glenwood Springs

Grand Avenue Construction Underway

The massive \$125 million Grand Avenue Bridge replacement project in Glenwood Springs has begun, with the first of five phases work starting in early January...[MORE](#)

Pitkin County

RTA Starting Strategic Planning Process

A European-style tramway system that doesn't need overhead wires, electric buses, and car-pooling and -sharing could all be on the table as the Roaring Fork Transportation Authority embarks on an ambitious, years-long study of the valley's transit needs, the Aspen Daily News reported...[MORE](#)



WHAT'S TRENDING



ABOR Members attend the 2016 CREC Annual Update and six hour contracts class with John Gillam at the Inn at Aspen.



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ABOR BRIEFS



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SEEKING: Flexmls Input

Crystal Gilson is a user research expert FBS recently hired and she's looking for volunteers willing to speak with her about their needs, pains, and desires for how Flexmls can help them in their work. The only requirement is the desire to participate. Crystal wants to speak with all sorts of users, from those who use the system a lot to never, new agents to experienced ones, brokers, agents, assistants, appraisers, MLS execs, etc. You name it, we're looking for those willing to engage. If you or someone you know is interested.

[Sign up here](#)

[Click here](#) for Your Pathway to Professional Conduct While Using Social Media as a REALTOR® with Marki Lemons-Ryhal

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FEBRUARY

24	11:00 - 2:00 PM Includes Lunch & Drinks	Fire Loss - A Case Study Where: ABOR Offices Instructor - Jake Tegtman - Delta Disaster Services of Western Colorado Click Here to Register	Free 2 CE's
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MARCH

7	8:30 - 12:30 PM	Social Media and Ethics for REALTORS® (fulfills NAR Ethics Requirement) Where: The Gant Instructor – Marki Lemons-Ryhal Click Here to Register	\$50 4 CE's
22	9:00 - 4:00 PM	Google Universe Boot Camp Where: Inn at Aspen Instructor – G. William James Click Here to Register	\$69 6 CE's
24	9:00 - 11:00 AM	Advanced 1031 Exchanges Where: ABOR Offices Instructor – Tracey Wilson, CES - Investment Property Exchange Services, Inc. Click Here to Register	\$20 2 CE's
24	1:00 - 3:00 PM	Advanced 1031 Exchanges Where: ABOR Offices Instructor – Tracey Wilson, CES - Investment Property Exchange Services, Inc. Click Here to Register	\$20 2 CE's

APRIL

6	9:00 - 11:00 AM	Tax Strategies for REALTORS® Where: Basalt Library Instructor – Kelly Clark - Bradford & Company Click Here to Register	\$10 2 CE's
8	Noon - 2:00 PM - Bring your lunch - Drinks provided	Tech Talks - Personal Online Branding Where: ABOR Offices Instructor – Trent Blizzard Click Here to Register	\$25
26	1:30 - 3:30 pm	Tech Talks - Facebook and Social Media for Business Where: ABOR Offices Instructor – Trent Blizzard Click Here to Register	\$25

ABOR Presents:

Marki Lemons-Ryhal ~ Social Media and Ethics for REALTORS®
International Speaker & Social Media Expert

March 7th 8:30 – 12:30pm

The Gant

[Register Here](#)

Qualifies for NAR Ethics Requirement

**SEE PAGE 13
FOR MORE
INFORMATION**



Social Media & Ethics Comes to the Mountains!

March 7th 8:30 - 12:30PM | The Gant | [Register Here](#)

ABOR is proud to host international speaker and social media expert, Marki Lemons-Ryhal

With 25 years of marketing experience, Marki Lemons-Ryhal a fifth generation entrepreneur, third generation restaurateur and first generation infopreneur has established herself as an award winning social media speaker and course author. In a market where change is the only constant factor, Marki's has used her dynamic, professional attitude and vast experience to become one of the top speakers in the country relying on content from one of the fifteen classes she has authored.

By consistently offering sound industry analysis and professional guidance, Marki's expertise has been featured in The Chicago Tribune, Chicago Agent Magazine, Forbes, REALTOR® Magazine and has also been included on CBS News Chicago and CNBC.

In 2010 Marki was named the Illinois Real Estate Educator of the Year. Marki began her career in education in 1993 and currently works as a speaker and coach, teaching social media and technology classes for the National Association of REALTORS®, CHASE, Goldman Sachs 10k Small Businesses, REALOGY, and Chicago City Colleges. Marki resides in Bronzeville with her husband Stephen and their two sons Skyler and Austin. She holds a Bachelor of Science degree in Management from Chicago State University and a Master's in Business Administration from Saint Xavier University.




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We would like to thank all in the community for the relationships and memories that made the past year so great. We look forward to sharing another year with our friends and neighbors.

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DECEMBER 2015



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 December 2015 >>>**](#)

[**Basalt Report December 2015 >>>**](#)

[**Carbondale Report December 2015 >>>**](#)

[**Glenwood Springs Report December 2015 >>>**](#)

[**Marble Report December 2015 >>>**](#)

[**Missouri Heights Report December 2015 >>>**](#)

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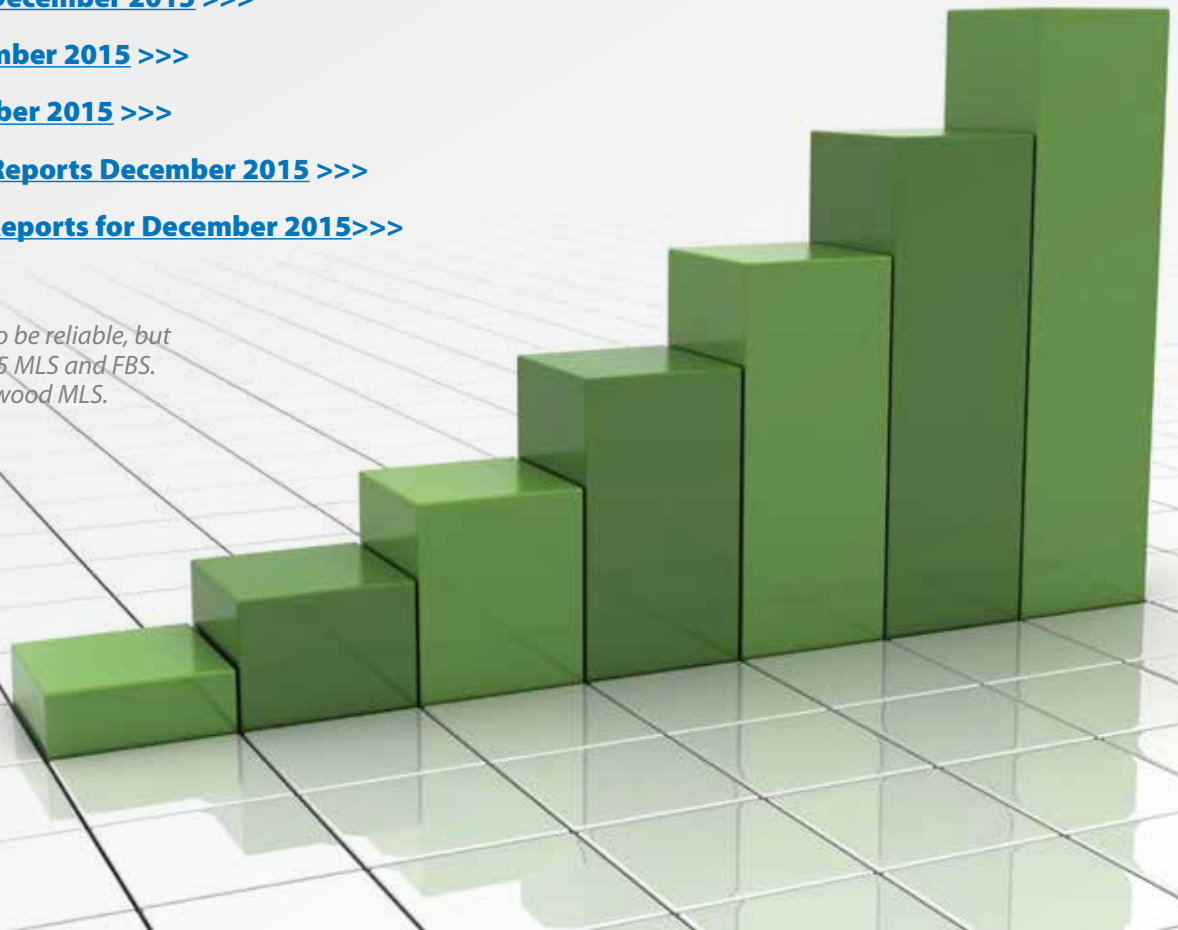
[**Silt Reports December 2015 >>>**](#)

[**Snowmass Village Reports December 2015 >>>**](#)

[**Mountain District Reports for December 2015>>>**](#)



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