

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS

Aspen REALTOR

JULY

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ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

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Our **MISSION** is to serve our members by providing programs and services that empower them to conduct their business successfully with integrity and competence.

aspenglenwoodmls.com

Chris
Lewis
2017 Chair



CHAIRMAN'S MESSAGE



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Dear Members,

It's a busy time for all of us with summer vacations, new listings, numerous open houses and caravans...all the more reason to play by the rules. I want to take this time to remind everyone that the Aspen Board of REALTORS® **Open House Luncheons** are a benefit of membership. As a member courtesy, ABOR provides a calendar on the ABOR's website to help Agents coordinate and promote open house luncheons. If a desired luncheon date is already reserved by another agent, please pick another date or coordinate your luncheon with that agent. To view the ABOR event calendar please go to: www.aspenrealtors.com, and click on "**Member Calendar**." Also, just a friendly reminder that you are responsible for your own advertising and ABOR does not advertise on your behalf. Please call the ABOR office if you have any questions about the open house luncheons.

On a positive note, there are some exciting **professional development classes** coming up on the fall/early winter calendar. We are fortunate to have **Scott Peterson, CAR Legal Counsel**, coming back to Aspen on September 12 to present 10 Legal Things for REALTORS. Also, highly-respected **Adorna Carroll, Dynamic Directions**, is scheduled to teach the NAR Certified Course: **Real Estate Negotiation Expert (RENE) on November 30 and December 1**. RENE is the only negotiation certification course in the NAR family, giving you the opportunity to "raise your professional bar." You will find additional classes, more details and how to register in this month's newsletter.

Chris



colorado association of
REALTORS®



JULY
AUGUST
2017

CALENDAR OF EVENTS



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley



BASALT CARAVAN

JULY
19
AUGUST
2, 16, 30

9:30 – 11:00

SNOWMASS CARAVAN

JULY
26
AUGUST
9, 23

9:30 – 11:30

ASPEN CARAVAN

JULY
20, 27
AUGUST
3, 10, 17, 24, 31

9:30 – 11:30

**AUG
3**

Flexmls Web Training/Building a CMA
[Click here](#) to Register

**AUG
13,14**

NAR Leadership Training
in Chicago

**AUG
21**

Showing Time Launches

MARK YOUR CALENDARS!



Thursday, September 12
2 to 4 pm

Scott Peterson, CAR Legal Counsel

10 Legal Things for REALTORS®

at the Inn at Aspen

2 CE's/Cost \$35

[Click here](#) to Register

Happy Hour Cocktail Party benefitting RPAC
to follow 4 to 6pm



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Government Affairs Corner



Aspen Sign Code Update

At the July 10th City Council meeting, the City Council will consider a Policy Resolution to amend the sign code. The public is encouraged to visit <http://www.aspencommunityvoice.com/sign-code-update> to take a survey and participate in the sign code update process before Council considers an ordinance to amend the code at the July 24th Council meeting. The survey results will have a direct impact on the potential amendment to the sign code. You may also contact Phillip Supino in the Planning Department for more information at phillip.supino@cityofaspen.com

Due to a 2015 Supreme Court decision, the City of Aspen is in the process of updating its commercial and residential sign code. The court ruling stipulates that municipal sign regulations must be content neutral, which means: "if you have to read the sign to know whether it is allowed, then it is not content neutral."

These changes may impact everything from menu boxes and sandwich boards to construction site and real estate listing signs. Please take the time to provide input if you have a sign for your business or care about signage in Aspen

Downtown Pedestrian Mall Discussion Progressing

Near the end of June, I participated in a Placemaking workshop for Aspen's downtown pedestrian mall. The purpose of the workshop was to continue to gather public opinion on the look and makeup of the mall in the near future. The infrastructure underneath the mall is deteriorating and the city will be pulling up the bricks sometime in the next few years. Fortunately, they are engaging the public right now to determine what the mall should look like when the mall goes back down.

Placemaking is a Smart Growth term defined as the act of people collectively and deliberately shaping their public spaces to facilitate social interactions and improve their community's quality of life. The National Association of REALTORS® has grant money and program assistance available to local associations such as ours to engage in local projects and make a piece of that project our own.

Since quality of life is something so heartily embraced by residents of Aspen and the surrounding area, it is important to voice your opinion on what the future of our public spaces should look like. If you have specific ideas on the future of the pedestrian mall or the role of the Aspen Board of REALTORS® should take in the shaping of the mall, please let the ABR Board of Directors or me know. I can be reached at nickbok22@gmail.com or 303-807-4067.

NAR Submits Statement on Housing Finance Reform

On June 29, 2017, the U.S. Senate Committee on Banking, Housing & Urban Affairs held its first of several hearings of the year on housing finance reform. The hearing, entitled "Principles of Housing Finance Reform" consisted of three witness panelists from the Mortgage Bankers Association, Housing Policy Counsel of the Financial Services Roundtable, and Center for Responsible Lending.

NAR submitted a statement highlighting that any new housing finance system must ensure that in all markets mortgage capital will always remain available for creditworthy Americans. Second, NAR stated that taxpayer dollars should be protected.

In order to shield taxpayers and ensure a steady flow of capital into the mortgage market in both good times and bad, NAR urged lawmakers to convert the Enterprises into government-chartered, non-shareholder owned authorities that are subject to tighter regulations on products, profitability, and minimal retained portfolio practices in a way that ensures the protection of taxpayer monies.

NAR's statement can be found here:

<http://narfocus.com/billdatabase/clientfiles/172/1/2929.pdf>

NAR Joins Coalition to Preserve Net Neutrality

NAR has joined a coalition of businesses and public interest groups working to preserve Open Internet rules—also known as network neutrality. NAR together with tech companies like Facebook, Microsoft and Amazon and main street companies like Walmart have joined together to advocate for preserving net neutrality. The coalition will work at the Federal Communications Commission (FCC), in the courts and on Capitol Hill to ensure that internet remains an open and level playing field, an issue critical to our business success.

Net neutrality is shorthand for the concept that Internet users should be in control of what content they view and what applications they use on the Internet. More specifically, net neutrality requires that broadband networks be free of restrictions on content, sites, or platforms. Networks should not restrict the equipment that may be attached to them, nor the modes of communication allowed on them. Finally, networks should ensure that communication is not unreasonably degraded by other communication streams.

Net neutrality is important to small, main street businesses like REALTORS® who depend on open internet access every day to run their businesses and serve their customers.

NAR supports net neutrality and urges Congress to oppose legislation that would threaten the current FCC Open Internet Rule and rollback the important protections put in place by the FCC in 2015.

More information on NAR's involvement in this discussion can be found here: <https://www.nar.realtor/topics/net-neutrality>



PLEASE [CLICK HERE](#) TO CONTRIBUTE TO RPAC.
WE NEED YOUR SUPPORT!



New MLS Member Benefit Launches August 21

Starting August 21st, at no price increase to you, "ShowingTime" for the MLS will be available 24/7 to all members courtesy of the Aspen Glenwood MLS!

Discover how you can use this showing appointment tool to save time, generate more showings and help to sell your listings more efficiently.

To get ready, please join us for a brief, 30-minute online webinar where you will learn how to: Use the 'Schedule a Showing' link to request showings on other agents' listings, add showing instructions, determine the best settings for each of your listings to receive online showing requests, set up your notification preferences - including 2-way text messaging, and learn how to benefit from the speed and accuracy of ShowingVoice - the text-to-voice notification system.

You can also download and use the ShowingTime Mobile App to request and confirm appointments while on the go, easily manage and customize your own feedback templates sent to showing agents, create personal profiles for sellers displaying feedback, showings and more.

ShowingTime for the MLS can be quickly set up through Flexmls. We encourage all Aspen Glenwood MLS members to register for one of our quick, online training sessions so you can get started with ShowingTime for the MLS! If you have any questions, please send an email to training@showingtime.com.

A huge thank you goes out to our MLS Committee for the hard work involved in the research, set up and launch of this awesome new membership benefit.



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

Aspen

Aspen Real Estate on the Rebound

As 2017 approaches its halfway mark, a strong sales rebound for Aspen following last year's pre-election swoon is afoot, the Aspen Daily News reported. Downtown Aspen prices continue to climb and there seems no limit on demand for homes and condos within walking distance to the core, especially those with modern aesthetics, according to several recently published market analyses.....[MORE](#)

\$22 Million Land Sale May Have Set Record

An 11-acre property on lower Red Mountain owned by the same family for more than a half century sold for \$22 million, a price that may be the most expensive land sale ever for a single lot in Aspen, according to the Aspen Daily News....[MORE](#)

Hauenstein Elected to Council in Runoff Vote

Ward Hauenstein edged Torre by 29 votes to win Aspen City Council election, becoming the first candidate in recent memory to come from behind in a runoff, the Aspen Daily News reported.....[MORE](#)

Aspen Increases Smoking Age from 18 to 21

Aspen City Council unanimously approved raising the age for tobacco sales from 18 to 21 — becoming the first city in the state to do so — in hopes of reducing the number of new smokers while preventing cigarettes from reaching the high school, the Aspen Daily News reported...[MORE](#)

Boomerang Lodge Back on Board

The long-stalled Boomerang Lodge redevelopment project is under contract to a new buyer who wants to alter the proposed room configuration, among other changes, the Aspen Daily News reported....[MORE](#)

Snowmass

SkiCo Gets Final Approval for Adventure Center

Aspen Skiing Co. secured final approval to build a summer adventure center at Snowmass Ski Area that will feature everything from a year-round alpine coaster ride to an expanded trail network for hiking and biking, the Aspen Times reported.....[MORE](#)

Employee Housing Demand Continues to Grow

If Snowmass Village wants to satisfy its future workforce housing goals, it will need an additional 383 units, the Aspen Daily News reported....[MORE](#)

Basalt

Verizon Coverage to Improve in Midvalley

Midvalley residents, visitors and business owners who rely on Verizon Wireless coverage might have relief from poor service by fall, the Aspen Daily News reported.....[MORE](#)

Carbondale

Prince Creek Trail Receives Lots of Comments

A proposal for a mile-long trail along Prince Creek Road is generating widespread public comment, the Aspen Daily News reported.....[MORE](#)

SkiCo Expands Its Tiny-House Nation

Aspen's largest employer is taking a giant step into tiny house nation. Aspen Skiing Co. is ordering 34 manufactured homes that it aims to add to the Aspen Basalt Campground for seasonal housing by next winter. It experimented with six "trailer coaches" of about 500 square feet each last winter, the Aspen Times reported....[MORE](#)

Glenwood Springs

Grand Avenue Bridge Set to Close Aug. 14

The largest infrastructure project in western Colorado in at least 25 years will go full throttle come mid-August, when the Grand Avenue Bridge connecting Glenwood Springs over I-70 will close for 95 days so that construction crews can replace it, the Aspen Daily News reported....[MORE](#)

Pitkin County

Ski Business as Usual

Despite wild weather fluctuations and weaker international business, Aspen Skiing Co's ticket sales for the 2016-17 season were almost dead even with last year, the Aspen Daily News reported. The Aspen-Snowmass season total was off by just 0.78 percent when compared to 2015-16, and ahead of the company's five-year average....[MORE](#)

Unemployment Rate Well Below National Average

The latest economic report issued by the Northwest Colorado Council of Governments (NWCCOG) shows unemployment numbers for this area are well below both national and state averages, the Aspen Daily News reported. The overall regional unemployment rate was 1.7 percent for April — the latest figures available — compared to 2.3 percent the year before....[MORE](#)



Election Results are in...

The Aspen Board of REALTORS® proudly announces its **2017 – 2018 Board of Directors**

Three Cheers for these outstanding members of our organization who are volunteering their time and talent to enhance the real estate tools used for your business success and who are making our mountain communities a better place to work, live and play.

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CAR Director

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CAR Director/Past Chair

Chris Lewis – *Aspen Snowmass Sotheby's*

Appointed Past Chair

Rod Woelfle – *Coldwell Banker Mason Morse*

Appointed MLS Director

Brenda Wild – *Re/Max Premier Properties*



Scholarship Thank

Do you want a feel-good moment? Read the wonderful thank you letters ABOR received from some of the Heldman/King Scholarship recipients.

All of us are truly making a difference in our local student's lives!

Dear Aspen Board of Realtors,

I hope each and every single one of you is well. I cannot thank you enough for your help. I was very concerned and worried that my family was not going to be able to support me throughout college. You have lifted a huge burden off my shoulders and my mother's. Thank you for listening to my story, but most importantly, thank you for helping me get to college. I will forever be in debt with all of you. My family and I will always immensely appreciate your help!

Sincerely,
Kayla Segovia
A future biochemist

Dear Aspen Board of Realtors Scholarship Committee,
I am writing to thank you for your generous \$2,000 Aspen Board of Realtors Scholarship. Words cannot describe how incredibly grateful I am to have been given the opportunity to be selected as one of the recipient of this scholarship. Thanks to your generous support I am the first person in my family to go to college. I'm very proud to say that I will be attending the University of Colorado, Colorado Springs, and I plan on majoring in biochemistry with a minor in criminal justice. This school offers one of the finest programs in the state, and I consider myself very fortunate to be able to attend.

Throughout my high school career I had many surgeries that put a very big dent in my college savings. By awarding me the Aspen Board of Realtors Scholarship, you have lightened my financial burden which allows me to focus on the most important aspect of school, learning. I hope that one day I can give back to the community, and help students achieve their goals just as you have helped me.

Sincerely,
Johanna Vasquez

Thank you!
XD ☺

May 16, 2017

Dear Aspen Board of Realtors Scholarship Committee,

I'm writing this letter because I am beyond grateful for this \$1,000 scholarship. It means a lot to me because it is going to help me on my way to reaching my dreams. Life can be hard, but with your generous scholarship I won't have to work as much and will be able to dedicate more time to my studies. I know that I can make my dreams become a reality. Thank you again!

Sincerely,
Jennifer Medina

You Letters



Dear Aspen Board of Realtors Scholarship Committee,

I am honored to be one of the recipients of the Aspen Board of Realtors Scholarship. Thanks for your generous support in helping me attend the University of Denver next fall.

This upcoming fall I am planning on pursuing Biology major with an emphasis in physiology and anatomy. My goal is to pursue a career in a medical field. Thanks to you, I am one step closer to that goal. I am so excited to be apart of the DU community next year. I can't wait to participate in the Alpine Club, participate in club sports and sporting events, and travel abroad a semester.

Thank you again for your generosity and support. Receiving this scholarship is another motivating factor for me to work hard next year and seize all the opportunities that DU has to offer. I hope one day I will be able to help students achieve their goals just as you have helped me.

Sincerely,

Carson Campisi



Aspen Board of Realty.
Thank you for presenting me
the Bill Heldman/Stank King Memorial
Scholarship. Your generous contribution
is very appreciated. I look forward
to using it to further my
education at Colorado State University
in the fall of 2017.
Best Regards,
Cheyenne Myers



WHAT'S TRENDING



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley



Click below to check out all the fun that took place at ABOR's 33rd Annual Heldman/King Memorial Scholarship Golf Tournament, benefitting local high school students. The date for next year's tournament will be announced soon!



FIRE RESTRICTIONS IN EFFECT IN PITKIN COUNTY

Effective July 1, 2017, due to increasing fire danger, Pitkin County has imposed a Stage I fire restriction, aimed at preventing the start of wildfires based on human activities that are known to be high risk, specifically smoking and campfires.

PROHIBITED UNDER A STAGE I RESTRICTION –

- ➔ FIRES OR CAMPFIRES except within a developed recreation site or established fire ring
- ➔ SMOKING except within an enclosed vehicle, building, or developed recreation site
- ➔ OPERATING ANY COMBUSTION ENGINE without a properly installed spark-arresting device
- ➔ FIREWORKS OF ANY KIND except professional, permitted shows

VIOLATIONS OF THESE REGULATIONS IS PUNISHABLE BY A FINE OF UP TO \$5000 OR IMPRISONMENT FOR UP TO 6 MONTHS OR BOTH.

Your Pitkin County Sheriff and your local fire protection districts urge you to do your part to prevent human-caused wildfire and to keep your home, family and community safe.



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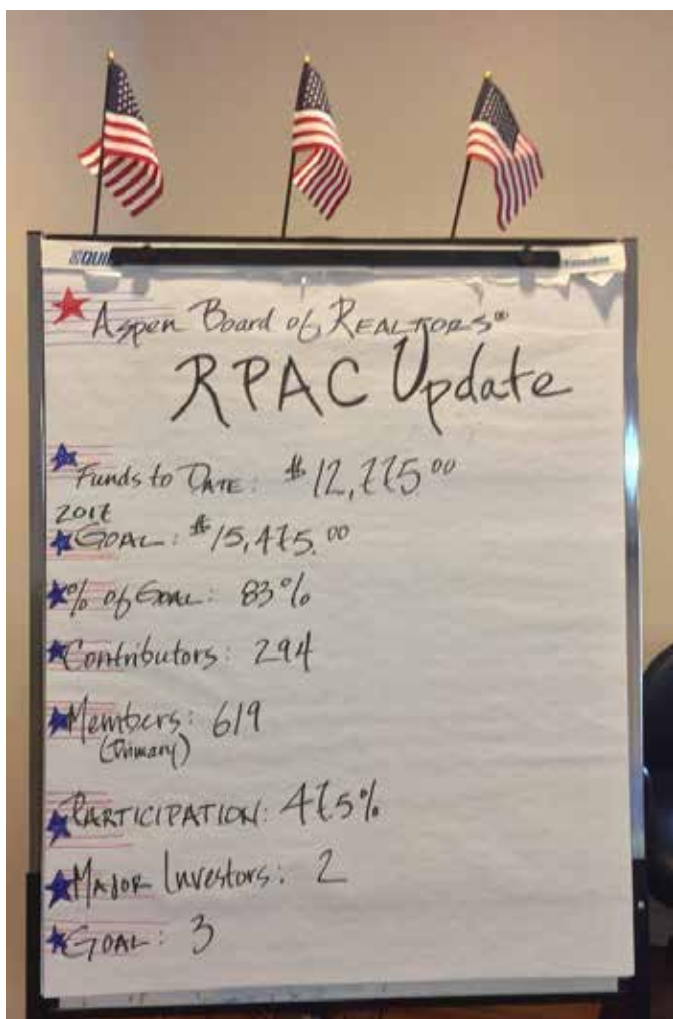
Aspen
970-925-3577

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Susan.stonechen@stewart.com



www.stewart.com/aspen





RPAC Fundraising update for 2017...we're getting close to goal! Please go to the bottom of the Government Affairs article on page 6 and contribute today!



The Annual Broker Forum was attended by 35 of ABOR's managing brokers and representatives.



We caught Maria pruning trees at the ABOR Office over 4th of July Weekend.



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AUGUST

31	9:00 am - 10:00 am	Wells, Septics & Sump Pumps ABOR Office Instructor: Mike Moran, Pillar to Post Click here to register	FREE 2 CE's
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Host a Class at ABOR

This marketing benefit is available for ABOR Affiliate Members

Offering classes is a great opportunity to connect with the agents of ABOR! ABOR will provide the conference room, usage of A/V equipment and laptop free of charge and the support you need during the class. Even if your classes are not being offered at ABOR, please send us your information and we will include your course offerings on the ABOR website, social media and membership calendar.

Thank you for your membership, we value our partnership with you!

For more information and guidelines, contact Patsy at patsy@aspenrealtors.com



Professional Development Calendar

August to December 2017

DATE	SPEAKER/INSTRUCTOR	TOPIC (click below to register)	CREDITS	TIME	COST	LOCATION
August 31	Mike Moran, Pillar to Post	Wells, Septics & Sump Pumps	2	9 to 10am	Free	ABOR Office
September 8	Rich Sands, Rich Sands Seminars	Realtor Self Defense	TBD	9:30am to 12:30pm	\$25	ABOR Office
September 12	Scott Peterson, CAR General Counsel RPAC Fundraiser/Cocktail Party	10 Legal Things for REALTORS	2	2 to 4pm 4 to 6pm	\$35 \$25	Inn at Aspen
September 26	John Gillam, Century 21 Broker	CREC Annual Update	4	8:30am to 12:30pm	\$50	Inn at Aspen
September 26	John Gillam, Century 21 Broker	Ethics	4	1 to 5pm	\$50	Inn at Aspen
October 17	New HOA Information Officer	HOA Update	2	10am to Noon	Free	Aspen Square
November 7	Adrian Rippey-Sheehy Suzanne Frazier	New Member Orientation Ethics & MLS	3	9am to 1:30pm	Free	ABOR Office
Nov 30 & Dec 1	Adorna Carroll, Dynamic Directions	REBAC Certified Negotiation Class	TBD	2 day class	TBD	Inn at Aspen
December 12	John Gillam, Century 21 Broker	CREC Annual Update	4	8:30am to 12:30pm	\$50	Inn at Aspen
December 12	John Gillam, Century 21 Broker	Due Diligence	4	1 to 5pm	\$50	Inn at Aspen
December 13	John Gillam, Century 21 Broker	2018 Contracts	6	9am to 4pm	\$50	Inn at Aspen



IF YOU WERE TOLD TO EVACUATE TODAY, DO YOU HAVE A PLAN?



Create a family emergency plan that includes meeting locations and a communication plan. Have an emergency “go kit” with a three day supply of essentials. Don’t forget to plan for your animals!”

— Kyle Ryan, Basalt & Rural Fire Protection District

- Visit www.PitkinWildfire.com for your personal Wildfire Action Guide.
- Call your local fire protection district today for a free wildfire mitigation assessment of your property.

**PITKIN
COUNTY**

EMERGENCY MANAGEMENT

A service of Pitkin County Emergency Management,
your local fire protection districts in Aspen, Basalt, Carbondale,
Snowmass Village and the Pitkin County Wildfire Council



June
2017

MEMBERSHIP REPORT

For MLS Support or Questions:

Suzanne Frazier
970.963.3137
agsmls@sopris.net



New REALTOR® Members

Dennis Carruth
Hilary Duchein
Fran Hogan
John Elges
Rochelle Schoppert

Membership Stats Thank you for your business!

REALTOR® Members - 618
Primary - 29
Secondary - 647
Non-Members - 6
Affiliates - 51

New Offices

Carruth Properties/Roaring Fork Club
Hilary Duchein (Independent Broker)

Company Changes

Alexandra George
Carruth Properties/Roaring Fork Club



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Foley Publications, Inc.

JUNE
2017



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 June 2017 >>>](#)

[Basalt Report June 2017 >>>](#)

[Carbondale Report June 2017 >>>](#)

[Glenwood Springs Report June 2017 >>>](#)

[Marble Report June 2017 >>>](#)

[Missouri Heights Report June 2017 >>>](#)

[New Castle Reports June 2017 >>>](#)

[Old Snowmass Reports June 2017 >>>](#)

[Redstone Reports June 2017 >>>](#)

[Rifle Reports June 2017 >>>](#)

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[Snowmass Village Reports June 2017 >>>](#)

[Mountain District Reports for June 2017 >>>](#)



ASPEN BOARD OF REALTORS®

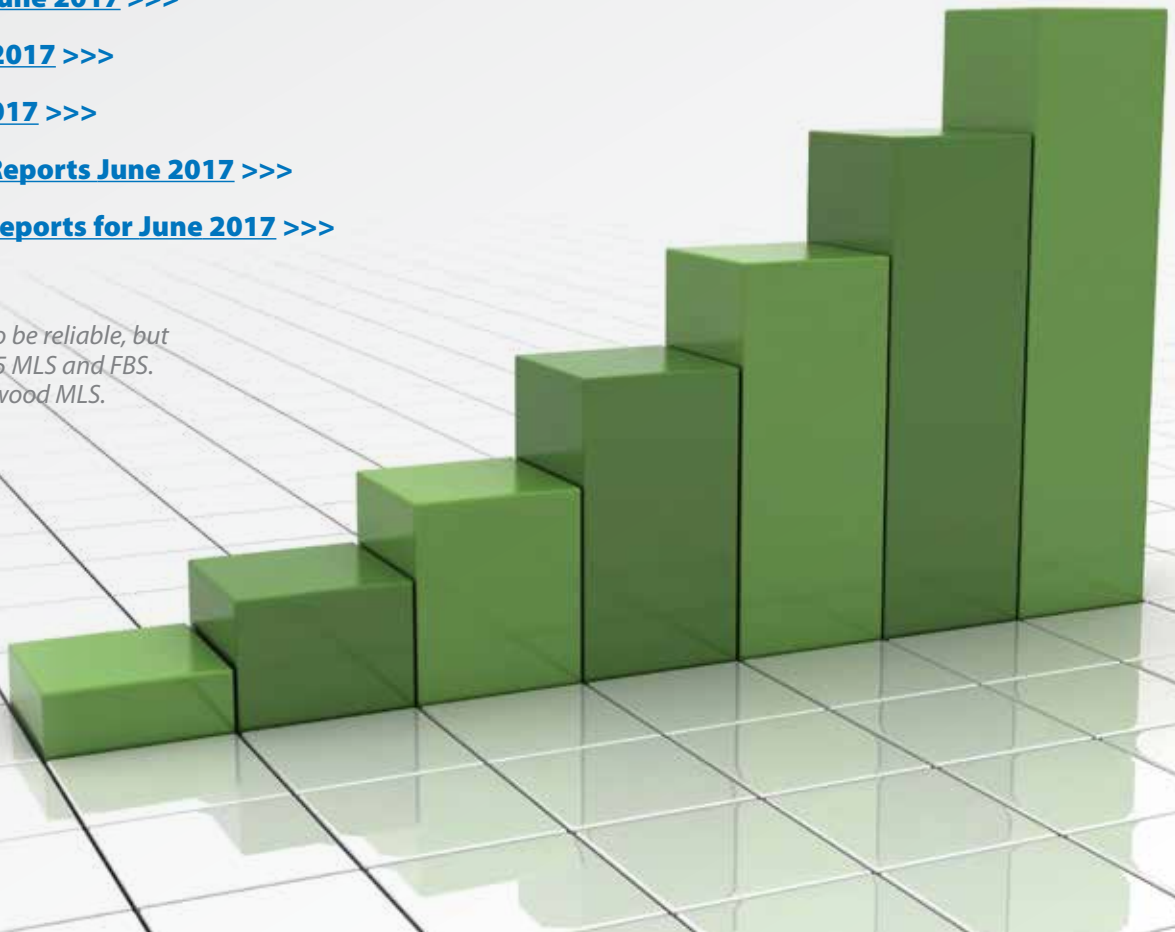
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Aspen Occupancy Report

	June	July	Aug	Sept	Oct	Nov
2015	57.7%	81.7%	69.3%	57.1%	42.7%	25.6%
2016	65.1%	83.0%	74.8%	64.1%	44.3%	25.2%
% change	+12.8%	+1.5%	+7.9%	+12.3%	+3.7%	-1.5%

Source: ACRA

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