

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

AUGUST

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The Voice For Real Estate In The Roaring Fork Valley

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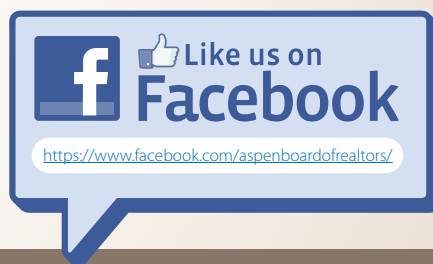
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Our **MISSION** is to serve our members by providing programs and services that empower them to conduct their business successfully with integrity and competence.

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Chris
Lewis
2017 Chair



CHAIRMAN'S MESSAGE



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Dear Members,

We have some great events coming up this fall and are privileged to have **Scott Peterson, CAR Legal Counsel** returning to Aspen on **Tuesday, September 12**, presenting **10 Top Legal Things for REALTORS®** at the Inn at Aspen. An **RPAC fundraiser/cocktail party** is to follow from 4 to 6pm, taking place on the scenic Home Team BBQ outdoor patio facing beautiful Buttermilk Mountain. Home Team will provide some great BBQ appetizers and adult beverages for \$25 (\$5 goes toward RPAC). There will also be some fun and games at the event. You may ask yourself 'what has RPAC done for me lately?' RPAC has recently instigated many positive things including; Construction Litigation Reform; Licensed Real Estate Brokers & Subdivision Developers Sunset; the Real Estate Commission Transparency Bill and more. [Click here](#) for full details.

And please plan to attend highly-respected Adorna Carroll of Dynamic Directions, NAR Certified Course: **Real Estate Negotiation Expert (RENE) on November 30 and December 1**, which is the only negotiation certification course in the NAR family. Other upcoming events include the **45th Annual Installation Dinner** taking place **Thursday, October 19** at the Limelight along with the **ABOR Fall Tour of Homes, October 23, 25, 27, 30 and November 1 and 3**. Members will be receiving Fall Tour submission forms on Friday, September 29.

Also, a friendly reminder that **ShowingTime** for the MLS is now available 24/7 to all members courtesy of the Aspen Glenwood MLS thanks to the hard work of our MLS board members. This appointment tool will save you time, generate more showings and help you sell listings more efficiently. Members have access to the Help and Training Section in ShowingTime where any topic along with access training videos and written tutorials can be found. [Click here](#) to register for the Quick Start Training Webinar.

Chris



AUGUST SEPTEMBER 2017

CALENDAR OF EVENTS



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

**BASALT
CARAVAN**

AUGUST 9:30 – 11:30
30
SEPTEMBER
13

**SNOWMASS
CARAVAN**

AUGUST 9:30 – 11:30
23
SEPTEMBER
6, 20

**ASPEN
CARAVAN**

AUGUST 9:30 – 11:30
24, 31
SEPTEMBER
7, 14, 21, 28

**SEP
4**

Labor Day – ABOR Office Closed

**SEP
6**

Board of Directors Meeting
@ABOR Office

**SEP
8**

REALTOR® Safety Class
9am to 12pm @ABOR Office

**SEP
12**

Top 10 Legal Things for REALTORS®
2 to 4pm @Inn at Aspen

**SEP
12**

RPAC Cocktail Party
4 to 6pm @Inn at Aspen Home Team
BBQ Patio

**SEP
26**

CREC Annual Update
8:30am to 12pm @Inn at Aspen

**SEP
26**

Ethics For REALTORS®
1 to 5pm @Inn at Aspen

Fall Tour Dates

Up Valley

Aspen, Woody Creek, Snowmass Village

October 23, 25, 27, 30 & November 1, 3
(Locations and times TBA)

Fall Tour Forms will be emailed to all members on Friday, September 29, 2017

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Government Affairs Corner



Water Efficiency Ordinance Takes Effect for Landscaping Projects

A 12-month pilot phase Aspen's landscaping ordinance began at the end of June and is intended to take steps to preserve the area's precious water supply.

The standards of the plan apply to the following projects that use City of Aspen potable water:

- Landscaping, grading, installing or disturbing hardscapes, additions to structures, etc. that has a disturbance area greater than 1,000 square feet.
- All new construction with internal work only that demolishes greater than 50% of the existing structure.

During this pilot phase, documentation requirement, submittals and installations identified in the Water Efficient Landscaping Standards will be required. The "maximum applied water budget," as well as issues that may arise during a post-installation site audit, will be part of the review but not part of compliance.

For more information on how to comply with this ordinance, you can call the city parks department at 970.920.5120 or email efficientlandscape@cityofaspen.com.

Aspen Still Wants Your Opinion on Sign Code Changes

The city's survey of businesses is still active regarding upcoming sign code changes. In 2015 the U.S. Supreme Court ruled in Reed vs. Town of Gilbert that municipal governments could no longer regulate signs based on content. The Court found that the content of signs was considered to be protected under the First Amendment as freedom of speech.

For Aspen, it means the city needs to update its sign code to be compliant with the new federal law. Currently, the City of Aspen Sign Code regulates signage based on user type and business size. While the City will still be able to regulate based upon location and size, the Code language will have to be re-written so as not to distinguish between business types. For example: Restaurants are allowed to have sign boxes advertising menus, drinks, and food specials. Retail businesses are not allowed to have sign boxes. Again, this is not content neutral so the City is no longer allowed to give one type of business a unique allowance for a specific sign type.

Please fill out the business and/or community survey that can be found here: http://www.aspencommunityvoice.com/sign-code-update?tool=survey_tool#tool_tab. This is your chance to give feedback to the city regarding your use of signs in your business. There is no timetable for ordinance changes in the near future, but the sooner you provide feedback the better chance you have for your opinion to be heard.

Aspen Pedestrian Mall Improvements

As we mentioned last month, it is a top ten goal of Aspen City Council to "Develop a master plan that guides redevelopment and the use of the pedestrian malls with a goal of maintaining and improving the pedestrian experience." Inherent in this master plan process is the fact that several structural elements of the Aspen Pedestrian Malls are in need of repair.

An overview of the general conditions includes the fact that the underground infrastructure (gas, water, electricity, storm water lines) has not been upgraded in decades; some lines haven't been touched in sixty years. When the Mall was installed in the 1970s, the infrastructure was simply paved over. Also, the bricks are deteriorating and the overall surface needs repair to address health and safety issues for all users. Last, many trees in the Mall are reaching maturity and the health of the urban forest must be addressed.

The overall goal is to address these challenges and improve the pedestrian experience while maintaining the beloved character and historic aesthetic of the area and simultaneously invigorating its environmental qualities. Also included in this goal is extensive public involvement, both online and in person. The following list encompasses the project's goals:

- Maintain historical integrity and character of the Mall while upgrading infrastructure and access.
- Explore innovative ways to improve the storm water infrastructure systems to further protect the Roaring Fork watershed.
- Replacing aging utilities to serve customer needs for the next 50 years.
- Retain the Malls as an urban park with a strong forestry program that promotes best practices for the continued health of the urban forest.
- Increase Mall accessibility to meet modern code.
- Engage the public and business owners to explore the best ways to enhance the Mall experience.

NAR has resources available for boards like ABOR to participate in this project. We're monitoring the progress of the project closely, and will be poised to participate if and when the time is right to do so.

Damaging Growth Measures on the Horizon Across Colorado


The Colorado Association of REALTORS® has a keen eye trained on a potential ballot measure in 2018 that could be devastating to the state's economy.

Proponents of a state-wide limitation on growth are gathering signatures now to get on the ballot in November of 18. The proposal could include a ban on ALL new building permits until 1/1/2019, and limits growth of ALL housing units to 1% starting in 2019.



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





← Further, the ballot measure could include provisions to not allow any amendments or repeal of this language until 2021 at the earliest.

Clearly, growth is a concern for all communities across Colorado. But, local solutions are the best way to address local problems. Local cities and towns have planning and zoning and review boards and other mechanisms in place to deal with local growth questions. A state-wide ballot question that mandates what happens in local communities across Colorado would be damaging to not only the real estate industry, it would be a job killer as well. Banning growth isn't the answer. Local solutions to local problems is the answer.

NAR Urges FCC to Maintain Net Neutrality

The National Association of REALTORS® has filed comments with the Federal Communications Commission urging the agency to maintain the Open Internet Order that was put into effect in 2015. This order creates rules establishing network neutrality. The FCC has proposed rolling back those rules and is currently seeking public comment.

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.

NAR Wins Success in Improvements to National Flood Insurance Program

Significant improvements to the "21st Century Flood Reform Act," key legislation aimed at strengthening and reauthorizing (link is external) the National Flood Insurance Program, have been made in a key Congressional committee. Among the changes, NAR supports the House Financial Services Committee's commitment to retaining "grandfathering" – a policy that protects homeowners from significant rate increases when a flood map changes.

The most recent draft will also limit proposed increases to fees and rate hikes that policyholders faced under previous iterations of the legislation. Earlier versions of the legislation included more dramatic cost increases for homeowners and eliminated grandfathering protections beginning in 2021.

NAR President Bill Brown was quoted in a press release praising the activity: "House Financial Services Committee Chairman Jeb Hensarling (R-Texas), as well as Subcommittee on Housing and Insurance Chairman Sean Duffy (R-Wis.), deserve high praise for working with Realtors® to improve this legislation. The changes to the 21st Century Flood Reform Act will help give certainty to homeowners who have brought their property to code and have done their part to protect it against flood risk. It's a fair and reasonable approach that recognizes the need for accessible, affordable flood insurance, while taking us one step closer towards reauthorization.

"This legislation protects taxpayers, as well as homeowners, which is no easy task. The September 30 reauthorization deadline still looms in front of us, and Realtors® are eager to see this legislation progress quickly. Leaders on both sides of the aisle are well aware that this issue touches 22,000 communities – in every state, both coastal and inland. We're grateful for the committee's support and look forward to their continued efforts on behalf of homeowners."



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

Aspen

Room Rates Up Again in Aspen and Snowmass

Hotels rooms in Aspen averaged \$400 per night during June, which is well above the industry average and more than double the \$171 nightly rate commanded during that same time period in Snowmass Village, according to the Aspen Daily News.....[MORE](#)

City Council Decides Against Public Vote on New Offices

Aspen City Council members are opting to skip a public vote on a \$22.3 million new government office building out of concern that the project would lose in an election, the Aspen Daily News reported.....[MORE](#)

City Looking to Woody Creek for Water Storage Solution

The city of Aspen is exploring the possibility of building a water storage reservoir in Woody Creek that could replace controversial proposals to dam Castle and Maroon creeks, the Aspen Daily News reported.....[MORE](#)

Tiny Homes Being Floated in Aspen Area

The housing situation for employees is so dire that one local restaurant owner is taking it upon himself to bring in tiny homes to potentially house seasonal employees, according to the Aspen Daily News.....[MORE](#)

Snowmass

\$600 Million Base Village Finally Under Construction

Stalled construction in Snowmass is no more, as work on five buildings and an events plaza is either under way or slated to begin later this year, according to the Aspen Daily News. The project is the largest ski resort development under way in North America, at \$600 million with 10 new buildings.....[MORE](#)

Lodging Flat but Revenue Up

The lodging industry in Snowmass Village wasn't any busier in June than it was last year, but the average daily rate at tourist accommodations was considerably higher, the Snowmass Sun reported. Snowmass Village's occupancy was 47 percent — off nearly 2 percent from June 2016. The daily rate was up 13.6 percent in Snowmass.

Basalt

Arts Center Gets 'Temporary' Home

The organizers of an arts campus at Willits Town Center are eager to open a temporary site as the first step in progressing toward a \$7.25 million permanent home, the Aspen Times reported.....[MORE](#)

Carbondale

Trustees Consider Environmental Bill of Rights

Carbondale is considering an environmental bill of rights that would advocate items including clean air, clean water, protected "viewsapes," increased recycling, automobile alternatives and "unimpeded views of the quintessential Western night sky," and the Carbondale Board of Trustees supports the idea as a "guiding document," the Sopris Sun reported.....[MORE](#)

Glenwood Springs

Free Bus Service Part of Bridge Closure Plans

A greatly expanded free public transit system in and around Glenwood Springs extending all the way west to Parachute will be the backbone of the Grand Avenue Bridge detour traffic-mitigation plan starting mid-August, the Aspen Times reported.....[MORE](#)

Pitkin County

Airport Has One of Best Winters for Boarding

Aspen-Pitkin County Airport had one of its busiest seasons ever in 2016-17 when just shy of 150,000 passengers boarded commercial flights, the Aspen Times reported. There were slightly more than 200,000 seats on flights leaving Aspen between Dec. 1 and April 30; almost 72 percent of them were filled.....[MORE](#)

Appeals at Pre-Recession Levels

Aspen's Little Nell Hotel and Hotel Jerome are among hundreds of property owners who appealed the revaluations by the Pitkin County Assessor's Office this summer, the Aspen Times reported.....[MORE](#)



ShowingTime

Officially Launches!

ShowingTime for the MLS is **now** 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 you sell your listings more efficiently. ShowingTime for the MLS can be quickly set up through Flexmls.

[Click here](#) to register for the ShowingTime Quick Start Webinar. [Click here](#) for "How To" videos including downloading and installing the mobile app.

ShowingTime Support Information:

[Click here](#) to chat online.

Email: support@showingtime.com

Monday - Friday: 7:00 AM - 8:00 PM MST

Saturday - Sunday: 7:00 AM. - 4:00 PM MST

Thank you,

The Aspen Glenwood MLS B.O.D.'s.



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KEYNOTE SPEAKER
~ Lee Cockerell



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10 Legal Things for REALTORS®

Scott Peterson, CAR Legal Counsel

Thursday, September 12

2 to 4 pm

at the Inn at Aspen

2 CE's/Cost \$35

[Click here](#) to Register

Happy Hour Cocktail Party benefitting RPAC to follow
from 4 to 6pm at the Inn at Aspen/Home Team BBQ Patio

[Click here](#) to RSVP for RPAC Party

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Appetizers provided by Home Team BBQ, prizes, games, raffle and more!



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THURSDAY, OCTOBER 19, 2017
5:00PM – 8:00PM
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— Ken Josselyn, Aspen Fire Protection District

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Snowmass Village and the Pitkin County Wildfire Council

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EMERGENCY MANAGEMENT



WHAT'S TRENDING



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Photos Taking Up Too Much Space? A Few Tips to Compress

When you see a warning that your storage is 90% full, you might begin to panic. And you probably know exactly what's causing your problem: your photos. For most real estate professionals, photos and videos have become both a blessing and a curse. They are a blessing because powerful visuals help sell homes. But they are also a curse because they are data hogs.

Yet, there are ways you can use less space on your device without losing all the luster of your great photos. Let's take a look at some of the things you can do to reduce the amount of space your images are taking up on your phone and your laptop.

Cloud storage: Many companies, Apple and Microsoft included, have turned to the Cloud to solve the photo storage problem by offering an automated way to store your photos online. This will remove them from your phone and immediately free up the space. Apple charges for iCloud storage after the first 5G for free, from .99 cents per month for 50GB, and Google has a free and unlimited model with its Google Photos (in exchanged for the data

collection it undertakes), plus their recently launched '[Backup and Sync](#)' service, which allows you to save videos and graphics as well. One other catch: Google limits video resolution to 1080p and photos to 16 megapixels, but for agents today, that should still suffice. There are also other cloud services, such as Amazon Cloud Drive, OneDrive, Flickr and others. And we recommend researching their features and limitations before deciding which one is best for you.

Compression software: Most agents transfer their photos to their laptop or desktop, and the first thing they should do after is compress the photos. There are exceptions to this rule: if you are creating a high-end printed brochure or magazine ad or sending an image for a billboard, you are going to need to provide the highest resolution original photo. But if you are looking to keep high quality, still awesome looking photos on any screen size (even those with the higher resolution displays), there are some terrific software programs and online tools that can shrink the file size without significantly compromising the display quality of your images. These options run the gamut – from really easy compression software that magically does

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everything with one touch of a button, to those that allow each image to be individually fine-tuned. A great online choice to checkout for Mac or PC users who are looking for simplicity is [Compressor.io](https://compressor.io). It allows you to preview your compressed vs. original image. For PC or Mac users, those who want the top-shelf product and the ability to tweak settings, it's hard to beat [JPEG Compressor](#). Mac users will love [Compress](#) in the App Store for its simplicity and low loss of image quality, along with both batch processing and instant side-by-side image preview. If you have been using Microsoft Paint to reduce image file size, keep in mind that it seems Microsoft may be [discontinuing](#) this utility in the not-too-distant future. So this may be a good time to start searching for other options.

Check your smartphone default settings: Sometimes, smartphones try too hard when it comes to their camera settings. They overcompensate and take pictures that are only going to be beneficial if used in a 4K video or on a billboard. For example, iPhone users should “nix” the Live Photo setting, which is available in the iPhone 7, 7 Plus, 6s, 6s Plus, SE, or 9.7-inch iPad Pro. By default, the iPhone creates “live” photos, which are 1.5 seconds of video, the photo and 1.5 more seconds of video. So in Harry Potter-like fashion, your photo comes to life. A cool effect, but it takes up a ton of space. It's very easy to turn off instantly for any photo: it's the middle target like button at the top of the photo screen. To disable it in Settings, it is under

Photos & Camera>Preserve Settings>Live Photo and just select **off**. Under settings, you should check your photo size, as the default may be set at the highest level and contributing to your data challenges.

By Kevin Hawkins, an award winning freelance writer on real estate and technology topics.



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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 1 CE |
|----|--------------------|--|--------------|

SEPTEMBER

| | | | |
|----|--------------------|---|----------------|
| 8 | 9:00 am – 12:00 pm | Realtor Safety Class Where: ABOR Office Instructor: Rich Sands, Rich Sands Seminars Click here to register | \$25 3 CE's |
| 12 | 2:00 pm – 4:00 pm | 10 Legal Things for REALTORS® Where: Inn at Aspen Instructor: Scott Peterson, CAR General Counsel Click here to register | \$35 2 CE's |
| | 4:00 pm – 6:00 pm | RPAC Fundraiser/Cocktail Party Where: Inn at Aspen/Home Team BBQ Patio Click here to register | \$25 |
| 26 | 8:30 am – 12:30 pm | CREC Annual Update Where: Inn at Aspen Instructor: John Gillam, Century 21 Broker Click here to register | \$50 4 CE's |
| | 1:00 pm – 5:00 pm | Ethics for REALTORS® Where: Inn at Aspen Instructor: John Gillam, Century 21 Broker Click here to register | \$50 4 CE's |

NOVEMBER

| | | | |
|------------------|--------------------|---|--------------------------------|
| 7 | 9:00 am to 1:30 pm | New Member Orientation/Ethics & MLS Where: ABOR Office Instructors: Adrian Rippey-Sheehy & Suzanne Frazier Click here to register | FREE 4 CE's |
| 30 & Dec 1 | 2-Day Class | REBAC Certified Negotiation Class Where: Inn at Aspen Instructor: Adorna Carroll, Dynamic Directions Click here to register RENE Certification CE's pending | \$249 \$279 after Nov 10 |

DECEMBER

| | | | |
|----|-------------------|---|----------------|
| 12 | 8:30am to 12:30pm | CREC Annual Update Where: Inn at Aspen Instructor: John Gillam, Century 21 Broker Click here to register | \$50 4 CE's |
| | 1:00 pm – 5:00 pm | Due Diligence Where: Inn at Aspen Instructor: John Gillam, Century 21 Broker Click here to register | \$50 4 CE's |
| 13 | 9:00 am – 4:00 pm | 2018 Contracts Where: Inn at Aspen Instructor: John Gillam, Century 21 Broker Click here to register | \$50 6 CE's |



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MEMBERSHIP REPORT

July
2017

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New REALTOR® Members

Jeremiah (Jay) Miller
Marchelle Linscott
Zina Pigorev
Raleigh Vos
Peter (Kyle) Obuhanick

Company Changes

Kent Schuler
RE/MAX
Gabriel (Gabe) ASSIR
SMV
Susan Dillingham
Engel & Voelkers

Membership Stats Thank you for your business!

REALTOR® Members - 677
Primary - 642
Secondary - 35
Non-Members - 7
Affiliates - 48

New Offices

eXp Realty, LLC

New Affiliate Members

Silver City Inspections
(Reinstated)
Blue Sky Mortgage – added a member
(Jamie Campbell)

New Secondary Members

Ray Sherman
eXp Realty, LLC
Jason Fish
eXp Realty, LLC



ASPEN BOARD OF REALTORS®

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AFFILIATE SPOTLIGHT



What Color is the Sky in Your World?



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Loan Officer

Blue Sky Mortgage, LLC

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JULY
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 July 2017 >>>](#)

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

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

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

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

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

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

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

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[Silt Reports July 2017 >>>](#)

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

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



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

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

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



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