



ASSOCIATION OF REALTORS®

Aspen REALTOR

MAY 2018 V4 N05

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Jackson
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2018 Chair



Dear Members,

Did you know that there's an APP for our MLS? It's called Flexmls Mobile. I recommend that you check it out. Instructions are below.

Flexmls Mobile

To search for listing information from your smartphone, use m.flexmls.com. Flexmls Mobile is designed for touch-based smart phones and tablet computers.

Mobile Requirements

To access Flexmls Mobile, you need only your Flexmls login and password and a mobile device that has an HTML browser. There is no additional charge for this powerful, easy-to-use service.

Logging On

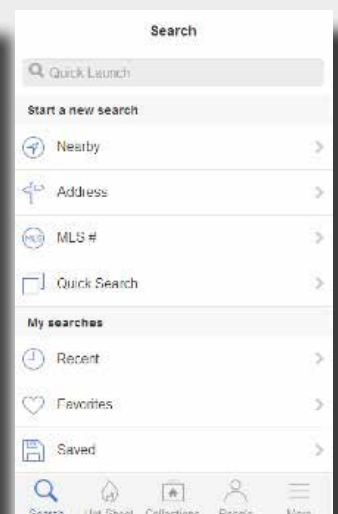
To log on, open your mobile device's internet browser and go to m.flexmls.com. Enter your username and password and tap Log in.

Search

The first screen you see will be the Flexmls Mobile Search page. From here, you can begin searches using a variety of options. You can create a Quick Search, search by address, MLS #, or use the GPS capabilities of your mobile device to find listings that are nearby. You can also view your Recent, Favorite, and Saved searches from this screen.

Tap in the Quick Launch bar at the top of the screen to view your five most recent searches. Start typing a name in the Quick Launch bar to search for members and contacts. Type in an MLS # or address to find specific listings. You can even type in basic search criteria such as price, number of bedrooms and bathrooms, and property type to begin a Quick Search.

Use the icons at the bottom of the screen to access the Hot Sheet, Listing Collections and Contacts. The More icon allows you to view your listings, listings in upcoming Tours (sorted by date), view your messages, and perform an Office/Member search to locate contact information for an office or member in your MLS. Users with the ability to superuse also have access to Change User on the More screen.



CALENDAR OF EVENTS

MAY
JUNE
2018



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**BASALT
CARAVAN**

MAY
23
JUNE
6, 20

9:30 – 11:30

**SNOWMASS
CARAVAN**

MAY
30
JUNE
13, 27

9:30 – 11:30

**ASPEN
CARAVAN**

MAY
24, 31
JUNE
7, 14, 21, 28

9:30 – 11:30

**MAY
22**

ABOR New Member Orientation
@ ABOR

**MAY
23**

Code of Ethics Course
with Adrian Rippy-Sheehy @ ABOR

**MAY
24**

S.O.L.D Safety Class
with Cheryl Lacy, @ ABOR

**MAY
30**

**CTMe Contracts
(Intermediate & Advanced)**
with Noah Jones, @ ABOR

**JUN
7**

**ABOR Scholarship – Kickoff to
Summer Party**
@ Shlomo's

**JUN
8**

ABOR Golf Tournament
@ Snowmass Golf Club

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

Aspen

City Approves New Parking Fees

Aspen City Council agreed to make an hour or two of parking more expensive during peak hours in the high season, further embracing a dynamic pricing model, the Aspen Daily News reported.....[MORE](#)

WE-Cycle to Offer Free Rides this Summer

Going into its sixth season, WE-cycle is the first bike share program to be free system-wide to all users, for rides of 30 minutes or less, the Aspen Daily News reported. WE-cycle debuted in Aspen with just over a dozen stations, 90 bikes and 10,000 rides in its first year.....[MORE](#)

Mark Hunt Eyes Boomerang Lodge

The site of the old Boomerang Lodge is under contract again for purchase, this time involving a buyer who is well-known in Aspen's real estate arena, the Aspen Times reported.....[MORE](#)

Snowmass

Snowmass Sets Occupancy Records for February

February was a record month for occupancy in Snowmass Village, with 78.2 percent of the beds filled on average, the most recorded during this month since record-keeping, the Aspen Daily News reported. Big storms and healthy group business during the month have been credited as factors.....[MORE](#)

Marketing Board Says OK to Pot Shops

The Snowmass Village Marketing, Group Sales and Special Events Board does not oppose the establishment of retail and medical marijuana shops in Snowmass Village as long as they are regulated and operate in "inconspicuous" locations, the Aspen Daily News reported.....[MORE](#)

Basalt

Slack, Infante Sworn in as New Council Members

Ryan Slack, 35, and Bill Infante, 56, were sworn in at the end of April after being newly elected to Basalt Town Council, the Aspen Daily News reported.....[MORE](#)

Carbondale

Affordable Housing Project Proposed for Carbondale

The Carbondale Planning and Zoning Commissioners will consider an affordable housing application in May that will be open to any Carbondale resident who meets the income qualifications, the Sopris Sun reported.....[MORE](#)

Carbondale to Consider Raising Tobacco Age

Carbondale is looking to follow Aspen and Basalt's lead and raise the age limit from 18 to 21 to buy not only vaping products but any type of tobacco, the Glenwood Springs Independent reported.....[MORE](#)

Glenwood Springs

Sales Tax Dips in February

Retail sales in Glenwood Springs dropped off some in February, but what that means in the grand scheme of Glenwood's economic picture as the first quarter closes out remains to be seen, the Glenwood Springs Post Independent reported. According to the city's monthly sales tax report, sales took about a 2 percent dive in February compared to the same month last year, well before the impacts of the Grand Avenue Bridge closure took hold.....[MORE](#)

Pitkin County

County Election Nominees Names

A political newcomer, who is also a county employee, was the only person to apply for the District 2 seat on the Pitkin Board of County Commissioners, the Aspen Daily News reported..[MORE](#)

Parking at Buttermilk Now an Option

Parking is at a premium in the Aspen area, so Pitkin County and the city of Aspen are joining forces to offer a selection of long and short-term parking options to construction companies and the general public, the Aspen Daily News reported.....[MORE](#)



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THE ASPEN TIMES



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Scott Perterson
General Counsel for CAR



Damian Cox, Esq.
Cox Law Firm, LLC

10 Legal Things for REALTORS®

This course is instructed by Scott Peterson and Damian Cox. It provides an overview of 10 legal/risk management considerations currently impacting real estate licensees.

The course offers two hours of continuing education credit and will take place on **Thursday June 21st**, from **1pm-3pm**, at the **Inn at Aspen**. Please contact the ABOR office for any further information at 970.927.0235.

[Click Here](#) to register.



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WHAT'S TRENDING



Spring Tour 2018 - Brokers on Tour





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WHAT'S TRENDING



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Seller Representative Specialist (SRS)
Adorna Carroll



Board of Directors - Strategic Planning Retreat

Heldman/King Scholarships



Aspen scholarship recipients with Charley Podolak.



Basalt High School Scholarship recipients with Krista Klees.



Heldman/King Scholarship Fundraising Committee.

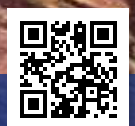
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Trade Wars: It's All About Leverage

Elliot Eisenberg, Ph.D., GraphsandLaughs, LLC

With the US-China trade war looking increasingly ominous, two questions are on the minds of many: do trade deficits matter and which side has more to lose?

Economists of almost all stripes agree that trade is good, that trade deficits don't really matter, that the nation that imposes tariffs hurts itself, and that if it faces retaliation, the harm is made worse. That said, why is Trump threatening steep tariffs on Chinese imports? That relates to the second question: China has much more to lose economically in an all-out trade war than the US. But that is not the end of the story.

Chinese exports to the US totaled \$500 billion in 2017, 4% of its GDP. Our exports to China were just \$130 billion, or 0.7% of our GDP. Moreover, US exports to China are not so easily replaced. China can easily stop buying planes from Boeing and instead buy them from Airbus, but then China has no leverage. And while China can stop buying soybeans or oil from the US, those markets are global, and the impacts would be minimal.

China could conceivably sell US Treasuries that they hold, but, at a minimum, that would push up China's currency,



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which would, in turn, hurt exports, and might plunge the US into a recession, further slowing exports. Finally, if China retaliates against US firms, global manufacturers might no longer consider China as a safe place from which to sell to the US. The resulting loss of foreign investment would hurt Chinese productivity growth and acquisition of foreign technology and industrial know-how.

If economically everything looks to be in favor of the US, what's the problem? Politics. And there, things are very different. If the economic leverage is with the US, the political leverage rests fully with China. Chinese leaders do not have to worry about elections, constituents, critical editorials, or Sunday morning talk shows. On the contrary, when China was angry at South Korea for placing a US-owned anti-missile defense system on their territory, China simply shut down a whole chain of South Korean department stores and Chinese tourists stopped showing up in Seoul. And when China was mad at Japan, rioters attacked Japanese-owned factories and Chinese purchases of Toyotas and Nissans shriveled to nothing in remarkably short order.

Now, the US is not Japan or South Korea, so things are much more complicated, but the Chinese are strategically ready. They are responding to our tariffs by, among other things, deliberately slapping import taxes on products made in states represented by key congressional Republicans, such as whiskey from Mitch McConnell's home state of Kentucky,

and Harley Davidson motorcycles, since they come from Wisconsin, the home state of House Speaker Paul Ryan. China's strategy is to get enough constituents, farmers and business leaders mad at enough Members of Congress in general and Republicans in particular to pressure Trump to back down.

Domestically, there is simply no way China can be seen as folding under US pressure. On the contrary, President Xi faces pressure to project China as a world power. And true to form, the Chinese are quickly seeing and raising the tariff ante. As such, China is saying they will not back down, are prepared to suffer any financial costs, and are prepared to play a long game. For Trump to win under these conditions, he will have to be prepared to tolerate a great deal of political pain if his demands are not met, and convince the Chinese that his pain tolerance and endurance is greater than that of Beijing.

My bet is that the Chinese either play to Trump's ego and give him a series of symbolic but largely hollow victories, or that China makes concessions they have offered in the past, but (importantly) offer no timetable for implementation and skirt the core US complaints. That way Trump can claim he has won, but the status quo will essentially be maintained. And, in that case, the Chinese will have emerged victorious. Let the games begin.



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Never leave fires or hot coals unattended. Always make sure your fire is dead out before you leave.



Many fireworks are illegal, but ALL are fire hazards.



Make sure your trailer chains are not dragging. They could create a spark that could ignite nearby vegetation.

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PitkinWildfire.com

Aspen, Basalt, Carbondale and Snowmass Village





Government Affairs Corner



Housing Authority Prepares to Hire a Compliance Staffer

The Aspen-Pitkin County Housing Authority is in the midst of creating a new position that will serve as an enforcer of the local program's rules but wants more money to hire someone.

Aspen City Council and the Pitkin County commissioners approved funding for the new senior compliance officer. Both governments oversee the affordable-housing program and will split the cost of the position. The original ask was for \$87,000 a year. However, as APCHA Executive Director Mike Kosdrosky began developing the job description, he realized it will likely require more than that. He said he plans to meet with department heads and other government officials this week to see if that money can be found in this year's budget or in 2019.

APCHA qualifications specialist Julie Kieffer has been dedicating some of her time toward compliance and enforcement, and so has Kosdrosky. He told the APCHA board last month that he spends a third of his time on compliance issues, with one or two landing on his desk each day. Despite its lack of resources, APCHA has been dogged in its enforcement as much as it can. It mostly relies on a complaint-based system.

There were 154 cases investigated last year, 112 of which were resolved, and resulted in 16 sales units back in the inventory and 22 rental openings, according to Kieffer. That's the equivalent of \$19 million worth of inventory given back to the public. There are roughly 80 open compliance cases so far this year.

Basalt Swears in New Members of Council

In the last week of April, Basalt Town Council when Mark Kittle and Bernie Grauer left the board and William Infante and Ryan Slack were sworn in. Infante took the oath of office along with Gary Tennenbaum, who won re-election. Slack was not present at the meeting and will be sworn in at the May 8 meeting.

The makeup of the board will now be Mayor Jacque Whitsitt, Councilwomen Katie Schwoerer and Jennifer Riffle, Councilman Auden Schendler, and Tennenbaum, Infante and Slack.

The council lost its official mascot with Kittle's retirement. For the past four years, a miniature teddy bear wearing an orange Bronco's John Elway jersey has graced Kittle's desk in council chambers. Kittle didn't seek re-election in the April 3 election. Grauer failed to win re-election.

State News – CO Legislature Begins Task of Redistricting

With a 2020 census right around the corner set to give Colorado an eighth Congressional seat, there is a widespread belief among leaders in both parties and from advocates for unaffiliated voters that Colorado's redistricting and reapportionment processes must be reformed to increase the competitiveness of legislative and congressional seats. The following Senate Concurrent Resolutions (SCR) refers this reform concept to the 2018 ballot for Colorado voters. Today those resolutions passed on second reading in the Senate.

SCR 18-004, sponsored by Senate President Grantham (R-Canon City) and Senator Fenberg (D-Boulder), amends the state constitution to create an independent congressional redistricting commission that is responsible for redrawing the U.S. congressional districts after the census. The commission is made up of 12 members that will develop a congressional districts map that uses a variety of factors, including competitiveness. The map must be approved by a super majority (8) with a minimum of 2 unaffiliated members.

SCR 18-005, also sponsored by Senate President Grantham and Senator Fenberg, amends the state constitution to create an independent legislative redistricting commission that is responsible for redrawing the state senate and state representative districts after the census. The commission is made up of 12 members that will develop a congressional districts map that uses a variety of factors, including competitiveness. The map must be approved by a super majority (8) with a minimum of 2 unaffiliated members.

The Colorado Association of REALTORS® Legislative Policy Committee (LPC) supports both senate concurrent resolutions. CARPAC has also supported this concept through the Fair Districts Campaign. The LPC believes this legislation would give Colorado voters a chance to determine if a more fair and neutral process for redistricting and reapportionment should be instilled in Colorado. The changes to the existing line drawing systems could increase the likelihood of making legislative and congressional seats more competitive because potential legislators would have to appeal to a broader array of voters who maintain diverse opinions on issues that come before the U.S. Congress and the State Legislature. This is a first in the nation type of reform to legislative and congressional map drawing that will reduce the likelihood of gerrymandering. It is the culmination of several diverse stakeholder groups working together to give all Coloradans whether they are Republican, Democrat, or Unaffiliated voters a voice in how the lines should be drawn.



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Federal News - NAR Meets with Lead Exposure Initiative

U.S. Environmental Protection Agency (EPA) Administrator Scott Pruitt is taking action to address lead contamination across America by inviting his colleagues and fellow Cabinet members to join with EPA in developing a federal strategy to reduce childhood lead exposure. NAR, along with a broad stakeholder coalition, recently met with Tim Epp, the director of this initiative, to discuss this action and related areas of concern.

The purpose of this initiative is to develop a federal strategy to reduce childhood lead exposure and eliminate associated health impacts and builds on Administrator Pruitt's calls for a renewed effort to update our nation's water infrastructure, especially in regard to lead in drinking water systems.

CFPB's Latest Request for Information


The Consumer Financial Protection Bureau (CFPB) has issued the likely last notice in a series of Requests for Information (RFIs) examining how the agency handles consumer complaints and inquires.

Since July 2011, the CFPB has received more than 1.5 million consumer complaints, which the agency aims to respond to in a timely and understandable manner by communicating with the provider of the consumer financial product or service. The agency received more than 200,000 consumer inquiries in 2017, which allows consumers to ask questions about financial products or services, submit a complaint, or check the status of a complaint. The agency will provide educational materials and tools, and other relevant government resources, in response to consumer inquiries. In this RFI, the agency is seeking feedback on how to improve these processes, such as the adoption of web chat systems to support submissions.

The CFPB has issued a number of other RFIs on various agency practices in order to assess the efficiency and effectiveness of the agency. NAR will be submitting comments on the RFIs and encourage feedback from members wishing to weigh in on these important issues anonymously. For more on the CFPB's RFI efforts, including future requests, please visit this page on the CFPB [website](#).

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MEMBERSHIP REPORT

May
2018

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WELCOME

APRIL 2018



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to present CAR's latest local monthly housing statistics based off of sales in our FlexMLS program. As a reminder, ABOR has partnered with CAR and ShowingTime (formerly 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. The Local reports are shared by each area board.

The reports are broken down by major area for the Aspen/Glenwood MLS listings. The links are provided here for your convenience.

[**Aspen Report April 2018 >>>**](#)

[**Basalt Report April 2018 >>>**](#)

[**Carbondale Report April 2018 >>>**](#)

[**Glenwood Springs Report April 2018 >>>**](#)

[**Marble Report April 2018 >>>**](#)

[**Missouri Heights Report April 2018 >>>**](#)

[**New Castle Reports April 2018 >>>**](#)

[**Old Snowmass Reports April 2018 >>>**](#)

[**Redstone Reports April 2018 >>>**](#)

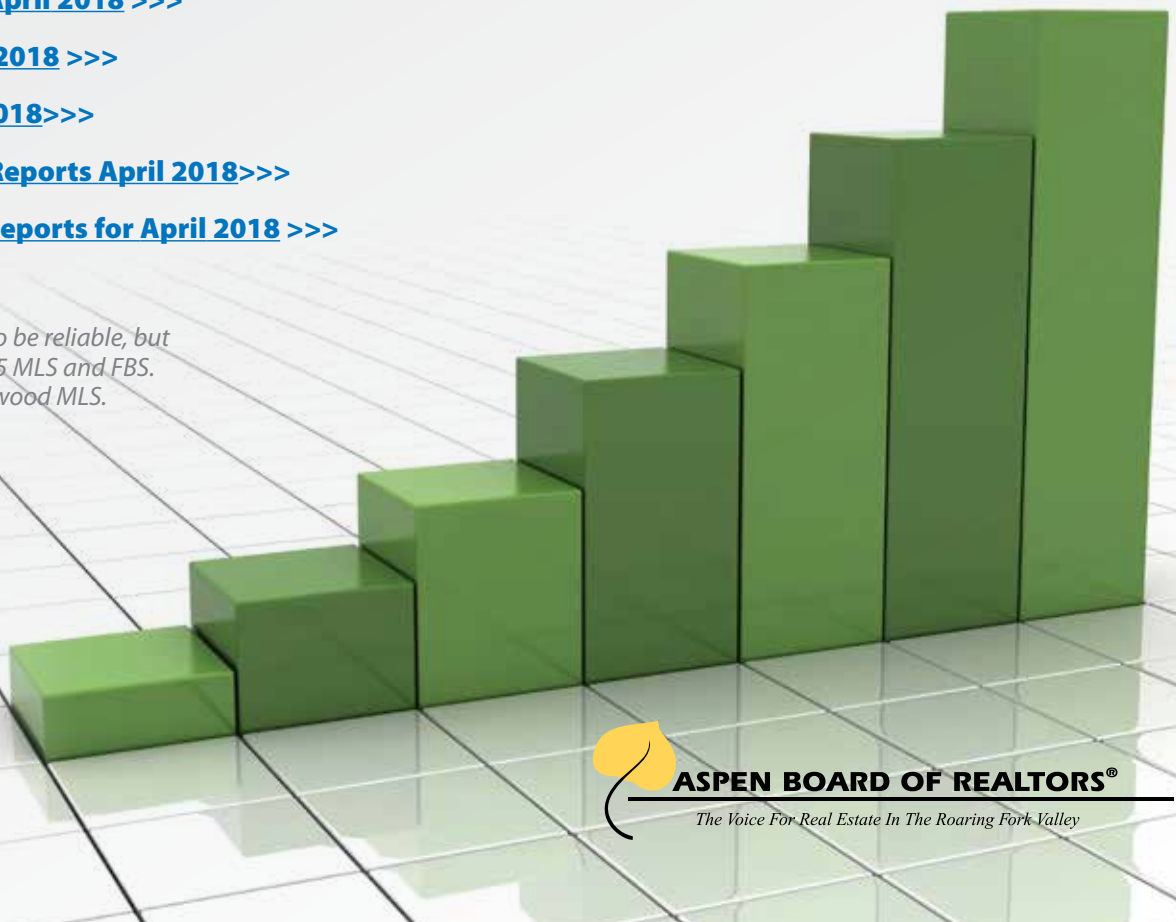
[**Rifle Reports April 2018 >>>**](#)

[**Silt Reports April 2018>>>**](#)

[**Snowmass Village Reports April 2018>>>**](#)

[**Mountain District Reports for April 2018 >>>**](#)

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