



OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

MARCH 2019

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**CHAIRMAN'S
MESSAGE**
page 3

**SPRING TOUR
SCHEDULE**
page 4

**REAL ESTATE
IN THE NEWS**
page 6

**ABOR
PROFESSIONAL DEVELOPMENT**
page 8

**WHAT'S
TRENDING**
page 9

**MLS
REPORT**
page 21



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

Krista
Klees
2019 Chair



CHAIRMAN'S MESSAGE



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Dear Members,

It's a very busy time of the year for the Aspen Board of REALTORS® and I want to personally thank each of you that have been involved as sponsors, volunteers, students and attendees to our events.

The recent **Market Update Luncheon** was the highest attended at 300 in the history of ABOR even though our keynote speaker, Lawrence Yun did not make it into Aspen due to adverse weather conditions. Hats off to Randy Gold for providing a great market presentation and to Peak Appraisal for providing "Mid Valley" Statistics. Also, the "trade show" in the registration area has been a nice addition to the event and is growing each year.

We owe a debt of gratitude to the REALTOR® volunteers who are showing up to the **Pitkin County Planning Meetings** every Wednesdays to actively monitor the proposed Energy Codes and Land Use Amendments being discussed. Evan Boenning, Charley Podolak, Kim Coates, Jill Shore, Bill Stirling and Cindy Brinks. Our local personal private property rights advocates! And to the architects, builders and REALTOR® member attendees to the public forum hosted by ABOR. [Click here to view video.](#)

The recent **MLS Shareholders Meeting** membership survey revealed that the most valuable asset we have is an "accurate database". So please diligently follow the MLS rules and regulations.

ABOR's **Spring Tour Calendar** with tour dates and submission guidelines has been published and the **35th Annual Heldman/King Scholarship** activities are in full swing. Please plan to attend these not to be missed events.

We also announced a dynamic educational line up for 2019 including **Adorna Carroll's Accredited Buyer Representative** 2-day course on **April 9 & 10th**. Please see registration link on [page 9](#).

In conclusion I want to encourage you to check out **YPN Aspen's 2nd event coming up on April 15th** @ the Snowmass Mountain Club at Base Village featuring 3 of our dynamic younger agents who will be interviewed on how they are building their businesses. [See page 10](#).

Our board's success since 1972 has clearly been based on the treasure trove of professional's that have been involved in our organization, industry and our beautiful communities.

It's truly an honor to be your Chairman of the Board,

Krista



CALENDAR OF EVENTS



2019 Spring Tour of Homes:

April 22nd & 24th, May 1st, 3rd, 6th & 8th

Submittal Dates: Wednesday, March 27, 2019

Submittal Deadline: Wednesday, April 3, 2019 at 5:00 PM

1st Draft to Members: Wednesday, April 10th

Adds/Cancel Due: Monday, April 15th by 12:00 PM

Final Draft to Members: Wednesday, April 17th

2019 Scholarship Pre-Party & Golf Tournament

SAVE THE DATES: May 30th & 31st

Please contact : maria@aspenrealtors.com or nicole@aspenrealtors.com if you would like to get involved in ABOR'S biggest fundraiser of the year!

MARCH

- 21** **21st Mortgage 102** – Bay Equity - 9:00AM-10:00AM at ABOR
- 21** **Scholarship Committee Meeting** 3:30PM
- 27** **Spring Tour submission** – Begins
- 28-2** **AEI Conference** in Austin

APRIL

- 3** **Spring Tour Submission Deadline at 5PM**
- 4** **Past Presidents Luncheon** Element 47 @ The Little Nell
- 8** **Spring Tour Committee Meeting**
- 9-10** **Accredited Buyer Representative (ABR) Designation** @ Inn at Aspen – Adorna Carroll
- 10** **Spring Tour: 1st Draft to Members**
- 11** **Board of Directors Retreat**
- 15** **Spring Tour: Adds/Cancel Due by 12:00 PM**
- 15** **Aspen YPN Panel** at the Mountain Club at Base Village @ 5:30PM
- 16** **Water Law** Location ABOR | 2 CE Credits – Paul Noto
- 17** **Spring Tour: Final Drafts to Members**
- 18** **Scholarship Committee Meeting** at 3:30PM
- 22** **Spring Tour**
- 23-25** **CAR Spring Meetings in Vail**
- 24** **Spring Tour**

MAY

- 1** **Spring Tour**
- 2** **Scholarship Committee Meeting** at 3:30PM
- 3** **Spring Tour**
- 6** **Spring Tour**
- 8** **Spring Tour**
- 9** **CREC – John Wendt** at 8:30AM – 12:00PM
- 9** **Code of Ethics – John Wendt** 12:30PM – 3:30PM
- 9** **Scholarship Committee Meeting** at 3:30PM
- 13-18** **NAR Midyear Meeting in D.C.**
- 21** **New Member Orientation**
- 22** **Code of Ethics – Adrian Sheehy** – 9:00 AM to 12:00 PM at ABOR
- 23** **Scholarship Committee Meeting** at 3:30PM
- 27** **ABOR Office Closed for Memorial Day**
- 30** **Scholarship Pre-Party** at Shlomo's
- 31** **Heldman King Scholarship Golf Tournament** at Snowmass Club

YOU ARE MAKING A DIFFERENCE

As a member of the ASPEN BOARD OF REALTORS® you are helping the community and supporting the following causes.



Let Us Be A Part Of Your Team

- We provide local underwriting and decision making on each mortgage
- We are able to provide FHA, Conventional, and Portfolio loan products to fit your client's needs
- Direct lending to LLCs, trusts, and Foreign Nationals
- Flexible lending on investment properties and second homes including non-warrantable condos and condotels
- We are solution oriented with the ability to work outside of standard conventional underwriting guidelines
- We provide in house mortgage servicing on our mortgages



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

Aspen

Drop-Off Recycling Fate Up in the Air

The days may be numbered for a recycling drop-off center at Rio Grande Park as city leaders debate the costs, benefits and reach of environmental sustainability efforts, the Aspen Daily News reported....[MORE](#)

Several Businesses Owed Money by Aspen Club

Five local businesses partnering with The Aspen Club said President Michael Fox owes them months of payment for his members using their facilities while the club remains closed and construction stalled, the Aspen Times reported....[MORE](#)

Local Restaurants Receive Awards

The Little Nell Hotel at the base of Aspen Mountain bested all Colorado lodges in U.S. News & World Report's "Best Hotels" ranking, the Aspen Times reported....[MORE](#)

Snowmass

Snowmass Center Plans Get Initial Unveiling

The preliminary plans for the redevelopment of the Snowmass Center could bring 58,000 square feet of commercial and office space, 11,346 square feet of deed-restricted housing and about 100,000 square feet of free-market housing on a 10-acre site, the Aspen Daily News reported.

Developers plan to minimize the disruption to essential services like the grocery store and post office, which will be attempted by retaining some of the existing building that currently houses Clark's Market — which underwent an extensive, multimillion-dollar rebuild of its own in 2014 — and the U.S. Post Office.

Basalt

The Temporary Lives Up to Its Name

The Arts Campus at Willits (TACAW) announced that The Temporary, the Basalt performance space in Willits Town Center, will be closing its doors for good on May 8, the Aspen Daily News reported. TACAW was informed by Willits developer Platform Ventures (formerly Mariner Real Estate Management) that Platform will not be renewing TACAW's two-year lease on the rough space housing The Temporary....[MORE](#)

Carbondale

River Valley Ranch's New Owners Have Vision

Dan and Wynnee Coleman have big plans to rejuvenate the River Valley Ranch golf course, the Glenwood Springs Post Independent reported. After several months of uncertainty and a change in ownership, the golf course is on track to open in April.

The former Pan and Fork Restaurant, now The Homestead Bar and Grill, is open for limited hours as it transitions to a year-round restaurant. The Colemans want to help RVR thrive not just as a golf course but be more inclusive of the 85 percent of the neighborhood residents who don't golf, and potentially as a health and wellness resort for the community. They are also looking to build a wellness center and boutique hotel where the driving range currently sits.

Glenwood Springs

Hanging Lake Reservation System Goes into Effect

There is a new reservation and shuttle system for the popular national landmark just east of Glenwood Springs, the Aspen Daily News reported. During peak season, May 1 to Oct. 31, reservations will be required to board a shuttle that takes visitors from a welcome center in West Glenwood to the Hanging Lake parking lot. From there, one can trek to the site and back to the lot for the return shuttle to the center.

The cost will be \$12. Biking and hiking to the attraction will still be allowed, but even for those on two wheels or on foot, reservations and payment are mandatory. Aside from bicycles, the parking lot will be off-limits to all vehicles except for visitor shuttles, emergency vehicles and other authorized users. Limitations were deemed necessary because of the massive increase in visitors in recent years: about 90,000 in 2013 to more than 186,000 in 2018.

Pitkin County

Unattended Vehicles Now Towed from Airport

The days of leaving your vehicle to greet friends and family at the Aspen airport are over, the Aspen Daily News reported. Unattended vehicle parking curbside at the terminal is being strictly enforced in compliance with federally mandated Transportation Security Administration security measures at all commercial airports....[MORE](#)

Housing Shortage to Intensify by 2027

The Roaring Fork Valley region is expected to have a deficit of about 5,700 units of affordable housing for households earning less than the median income by 2027, according to the Aspen Times. But the region's blue-collar workers are far from the only ones facing problems finding affordable housing. There is a "missing middle" in the affordable-housing market that looms as a major problem for the Roaring Fork Valley and Interstate 70 corridor between Eagle and Parachute.[MORE](#)

Meet the ABOR Staff!



ASPEN BOARD OF REALTORS®
The Voice For Real Estate In The Roaring Fork Valley

Maria Cook
CEO



- Has lived in five countries. Many of her friends affectionately call her a gypsy woman.
- Adores her four children, one of which is a local Bloke, who you may know.
- Maria has worked with 22 REALTOR® Presidents

Nicole Hammes
Membership Manager



- Family home in the Roaring Fork Valley since 1990
- Aunt to the coolest 11 nieces and nephews
- Won 3rd place in the People's choice chili cookoff – Snowmass Chili Pepper & Brewfest 2007

Lacey Snyder
Administrative Coordinator



- 5th Generation Local
- Is a Volunteer EMT on the Carbondale & Rural Fire Protection District
- Loves Stand Up Comedy and Local Theatre!

TO OFFER YOU MORE, I'VE MADE A PROFESSIONAL MOVE.

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PROFESSIONAL DEVELOPMENT CALENDAR



Adorna Carroll
Owner Dynamic Directions

ACCREDITED BUYER REPRESENTATION (ABR) DESIGNATION

This two-day course will teach you methods, tools, and techniques to provide the support and services that buyers want. How to increase your revenue and referrals and reduce your risk. With specialized education and exclusive member benefits, ABR® designees are equipped to guide homebuyers through every stage of the home buying process.

April 9th & 10th | 9:00am - 5:00pm | 16 CE Credits | \$275 | Inn at Aspen,

[CLICK HERE TO REGISTER](#)



Paul Noto
Partner WATERLAW

WATER LAW

This course will focus on water rights law and water transfers in the Roaring Fork Valley. Learn about terminology, wells and permitting, and much more...

April 16th | 9:00am - 10:00am | 1 CE Credit | \$20 | ABOR Office, Basalt

[CALL ABOR TO REGISTER](#)



John Wendt
Colorado Real Estate
Division Commissioner

CREC Annual Commission Update - 2019

4-hour mandatory course as required by DORA.

May 9th | 8:30am - 12:00pm | 4 CE Credits | \$55 | Mountain Chalet, Aspen

[CLICK HERE TO REGISTER](#)

Code of Ethics

REALTORS® are required to complete an ethics training within two-year cycles. A new two-year cycle began January 1st, 2019. The deadline for this cycle is December 31st, 2020.

May 9th | 12:30pm-3:30pm | 3 CE Credits | \$55 | Mountain Chalet, Aspen

[CLICK HERE TO REGISTER](#)



TITLE 101 & SELLER NET SHEET

This class is designed for agents that want to learn the basic fundamentals of Title Insurance and a net sheet. Through step-by-step instruction and demonstration in this class, agents will walk away with the knowledge of review a Title Commitment and how to create a net sheet for future sellers.

May 14th | 9:00am - 11:00am | 2 CE Credits | FREE | ABOR Office, Basalt

[CALL ABOR TO REGISTER](#)



Adrian Sheehy-Rippy

CODE OF ETHICS

REALTORS® are required to complete an ethics training within two-year cycles. A new two-year cycle began January 1st, 2019. The deadline for this cycle is December 31st, 2020.

May 22nd | 9:00am - 12:00pm | 3 CE Credits | \$40 | ABOR Office, Basalt

[CALL ABOR TO REGISTER](#)



CREC ANNUAL COMMISSION UPDATE - 2019

CREC ANNUAL COMMISSION UPDATE - 2019 - 4-hour mandatory course as required by DORA

June 6th | 9:00am - 1:00pm | 4 CE Credits | FREE | Pitkin County Library

[CALL ABOR TO REGISTER](#)



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley

Back by Popular Demand!

Adorna Carroll of Dynamic Directions

Accredited Buyer's Representative (ABR®) Designation Course



Elevate your skills and knowledge in the eyes of homebuyers, and gain a competitive edge to build your buyer representative business with the Accredited Buyer's Representative designation. The Accredited Buyer's Representative (ABR®) Designation Course establishes a foundation of training, skills, and resources to help real estate professionals succeed.

This course is specifically designed to help you:

- conduct a buyer counseling session
- sign buyer clients to a written buyer representation agreement
- negotiate buyer clients' offers
- bring the transaction to a successful closure

After taking the course, you will learn to:

- earn loyalty from the homebuyer with the use of a buyer-broker agreement
- gain the knowledge to train your agents to effectively and accurately represent clients on your behalf
- teach your agents the difference between client and customer services

**Tuesday, April 9th &
Wednesday, April 10th**

9:00 am to 5:00 pm

The Inn at Aspen

CE credit hours: 16

Cost: \$275.00

Register Now !

For More information please contact ABOR at: 970.927.0235
23400 Two Rivers Road, Suite 44, Basalt, CO 81621

www.aspenrealtors.com





YPN | ASPEN

PANEL: HOW I'M
**BUILDING
THIS**

MONDAY,
APRIL 15TH

5:30 PM

Young professionals are the future of the real estate business. But in a field where the average age is 52, younger real estate practitioners often strive for a way to connect with each other and tap into valuable resources that will help them succeed in business.

YPN, Young Professionals Network, was started by REALTOR® Magazine as an outgrowth of its popular "30 Under 30" feature. The magazine wanted to engage with young readers at a deeper level. Within a year, there was a national advisory board, and state and local associations were starting their own networks.

PANELISTS

Jackson Horn

Douglas Elliman

Ashley Chod

Douglas Elliman

Sam Augustine

Compass

Moderated by Leah Moriarty.

SEE YOU THERE!

Snowmass Mountain Club at Base Village

Located in the Limelight Hotel building adjacent to the Elk Camp Gondola.

Parking in the Base Village garage is free after 5 pm. Tours of the Base Village residences available.

Cocktails and hors d'oeuvres provided.

Event generously hosted by:



www.ypn.realtor @ypnaspen

ags MLS Annual Strategic Planning



Becky Dombrowski shares some great ideas with the board.



Karen Peirson sharing her ideas too.



COLORADO CONSTRUCTION ADVOCATES

A Division Of Esperanza Architecture and Construction Consulting

WHAT WE DO

We are here to vigorously protect the interest of our clients in the process of design and construction of their new home. As a member of the team we will ensure that the best interests of the client's are the first and foremost priority.

Our Services Include

- Initial Meeting-Project Strategies
- Site Analysis
- Pre-Construction
- During Construction
- Post-Construction
- Legal Advice Regarding Contracts and Risk Management
- And More

WHO WE ARE

We are a team of highly experienced and skilled professionals in the field of architecture, construction, and construction law, in the Aspen Snowmass region of Colorado.



Curtis Odom
Founder & President



Scot Broughton
Architect



Michael Manchester
Architect



Aaron Daler
Design & Construction



Kristina Stellhorn
Paralegal/Administrative



Tim Whitsitt
Real Estate Lawyer

Market Update Luncheon Photo Journal





Tech Glitch?

Why it's not the time for DIY, call Tech Helpline

Your computer crashes: it unexpectedly shuts down. Or your smartphone gets wet, and you immediately shut it off. But now you're not quite sure the best way to make sure it will power back up. Or your monitor has started to show an occasional flicker. You suspect it is caused by malware that installed itself from a single website visit. Do you search Google for a solution and try to fix these tech glitches yourself?

Here at Tech Helpline, as real estate industry's No. 1 technical support team with more than 250 years of combined IT experience, we want you to know that you can often do more harm than good if you try to do it yourself when it comes to self-help tech support.

We encourage you instead to reach out to us as early in the process as possible simply because it's the safer, smarter option.

Why you don't have to go it alone

The number one reason people go online for advice and try to fix a technical glitch themselves is to save money. But because you have access from Tech Helpline, it's free to you. That's because your local Association is making sure you can get the tech support you need as a member benefit. You can contact Tech Helpline at no additional cost for as much help as you need.

Our team of friendly, U.S.-based experts is just a call, click or chat away. Most importantly, our analysts deeply understand what you, as a real estate broker or agent, need for your technology solutions. More importantly, we are incredibly familiar with the most common technical problems and challenges that brokers and agents encounter every day.

Online shortcuts can be dangerous

Another reason people are tempted to fix their tech glitches themselves is the wide availability of automated software repair tools and malware removal tools. The problem is the web features malicious sites that disguise themselves as reputable, and tout repair tools that do just the opposite. If you don't know which link the safest link is to click on or the right repair tool to install, you could be corrupting your computer instead of fixing it.

Best bet: Just reach out to one of our Tech Helpline analysts and we can walk you through the process. One of our analysts can provide you with trusted software and the right links to help you remove malware that has caused your computer problems.

Bad actors prey on folks with tech problems

Have you ever entered a website and had a screen pop up and make it look like it was scanning your computer and then warn you that your computer was in bad shape? These were ads, of course. Your computer wasn't scanned, but the popup ad was a scare tactic designed to get you to download their software to "fix" the fake problems. If you installed their software, you would most likely be causing your computer to have more problems than before you installed their software!

The fact is bad actors – malicious firms – target people with computer issues. You are most susceptible to downloading and installing software when you are trying to attempt a do-it-yourself repair and these firms know it. That's precisely why we want to hear from you when you encounter a tech glitch – big or small.

More ways Tech Helpline can help

Our friendly team at Tech Helpline is eagerly waiting to help fix any of your technical glitches. But keep in mind that we also do more than help you solve your tech woes. You can get help on everything from setting up email to resolving Wi-Fi connection issues, just by contacting us and asking for help.



IT'S TIME TO THINK ABOUT *Golf*



Thursday, May 30th, 2019
Kickoff Summer Pre-Party



Friday, May 31th, 2019
35th Annual REALTOR® Golf Classic Scholarship Tournament



We need your assistance! Please help us secure Silent Auction items to raise money for the Heldman King REALTOR® Memorial Fund. It's easy! Just reach out to clients, friends, neighbors and business owners and ask for a silent action donation. Because of ABOR member's amazing generosity, we were able to contribute \$50,000 to graduating seniors throughout the Valley in 2018. Whether you like to bid on auction items, play a fun round of golf or just mix it up with friends, please plan to join us at the Kickoff to Summer Pre-Party at Shlomo's and the Snowmass Club Gold Course!

Thank you for continued support and participation is truly appreciated!

Please contact:

maria@aspenrealtors.com or
nicole@aspenrealtors.com if you
would like to get involved in ABOR's
biggest fundraiser of the year!

[Click Here](#) for the Golf Video.



Tax Tables

In 2016, the latest year for which data are available, there were 140.9 million taxpayers. The top 1%, (AGI > \$480,804), earned 19.7% of all income, paid 37.3% of all income taxes, and had an average tax rate of 26.9%. By contrast, the bottom 50% of taxpayers, (AGI < \$40,078), earned 11.6% of all income, paid 3% of all income taxes, and had an average income tax rate of 3.7%.

Wonderful Women

The Friday File: 3/08/19 Today is International Women's Day, which was first held in the US on 2/28/1909 in honor of the 15,000 female garment workers who marched for better working conditions in NYC in 1908. The first International Women's Day was celebrated in 1911 in four European nations after the Socialist International established it in 1910 to build support for universal suffrage. It's an official holiday in 27 nations.

Awful Autos

A record 7 million Americans are 90 days or more behind on their car loans. While more than 5.8 million were delinquent during the Great Recession, as a percentage of auto loans outstanding, today's rate is 4.5% vs 5.3% at the 2010 peak. While this is a growing problem, auto loans total \$1 trillion, much smaller than the \$9 trillion home mortgage market where delinquencies are at an 18-year low.

Weird Work

With just 20,000 new jobs, the February job report headline was disappointing. But, aftermath from the government shutdown continued to impact the data, as did severe weather during the survey week. Separately, since the current expansion began, each time there has been a lousy month, it's been followed by a good one. So, don't focus on one data point. The economy is slowing, so job numbers should gradually decline.

Stock Salience

December retail sales were dismal, declining 1.2% M-o-M, their worst performance in years. They have since rebounded and January sales were up 0.2%. While there are many possible explanations, including the government shutdown, the near 20% decline in the stock market is at least partly to blame. In the past the stock market generally reflected economic conditions, it now can create them as more and more wealth is in equities.

Concrete Construction

During the 20th century, the US consumed 4.4 gigatons of cement. By contrast, during 2011-2013 China used 6.4 gigatons of cement; 45% more than the US used in 100 years; amazing! Why? China has 221 cities with over a million persons; the US just 35, China's population is vastly larger than the US population, Chinese primarily live in multifamily structures, China lacks lumber, and building methods have changed.

MEMBERSHIP REPORT

March
2019

**For MLS Support
or Questions:**
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suzanne@agsmls.com



New REALTOR® Members

Alex Hindman

Aspen Snowmass Sotheby's International Realty

Sam Broome

RFC Properties

Bailey Chalfont

Palladium Properties

Maryann Pitt

Engel & Volkers

Lori Small

Coldwell Banker Mason Morse

Stephanie Redmond

Palladium Properties

Amanda Redmond

Palladium Properties

Company Changes

Annie Baldo

Compass

Steve Wiseley

Compass

Tim Mooney

Palladium Properties

James Bain

Leverich & Carr

Nancy Bryant

Leverich & Carr

Tom Carr

Leverich & Carr

Donald Delise

Leverich & Carr

Holly Goldstein

Leverich & Carr

Chris Leverich

Leverich & Carr

Anita Lipson

Leverich & Carr

Nancy Stover

Leverich & Carr

Kristen Maley

ASSIR

Doug Nehasil

ASSIR

Mark Lewis

ASSIR

Leah Moriarty

ASSIR

Tara Turner

ASSIR

Cory Didier

ASSIR

Lucy Nichols

ASSIR

New Affiliate Members

Rocky Mountain Custom Landscape

Membership Stats

Thank you for your business!

REALTOR® Members - 683

Primary - 642

Secondary - 41

Non-Members - 2

Affiliates - 53

New Offices

Julie Ellis, Broker

Reinstated Members

Julie Ellis



ASPEN BOARD OF REALTORS®

The Voice For Real Estate In The Roaring Fork Valley



WELCOME



What Does RPAC Do for Me?

This year marks 50 years of the REALTORS® Political Action Committee and RPAC's work to advance the American dream of homeownership. Nationally, RPAC has grown from just 300 REALTORS® investing \$28,000 to more than 98,000 REALTORS® investing over \$36.5 million.

The purpose of RPAC is to support candidates and issues that matter to REALTORS®. The goal is to elect pro-REALTOR® candidates at the local, state, and federal levels that share our support for homeownership, protect property rights, and who will listen to our concerns. Investing in RPAC is one of the easiest things you can do to protect your business. The funds collected ultimately work to influence issues at the local, state and nation levels around the country and support REALTOR® champions to ensure we achieve the policy outcomes necessary to protect property rights.

Recently, RPAC and our Advocacy Programs Have Helped:

- Persuade the US Treasury and the IRS to simplify a regulation clarifying that all real estate agents and brokers who are not employees but operate as sole proprietors or owners of partnerships, S corporations or limited liability companies are eligible for the new deduction, which can be as high as 20 percent. This includes those whose income exceeds the threshold of \$157,500 for single filers and \$315,000 for those filing a joint return.
- Send a bill to the Governor that is a common-sense public policy solution that fixes a longstanding problem in real estate transactions. Under current law, only a licensed real estate broker is authorized to prepare a deed; however, the broker could delegate this limited authority to prepare the form to a title company which then completed the deed under the direction and review of the broker. This legislation will reduce confusion and lessen disputes by authorizing a title company to prepare a deed using the statutory deed. If the Governor signs this legislation into law, CAR will prepare information to share with members about the changes in statutory deed forms and the contract to buy and sell property in a later publication.
- Build a comprehensive 50 state report and database on creative solutions to the country's affordable housing crisis. Thanks in part to RPAC dollars, the Colorado Association of REALTORS® has amassed a comprehensive study on what does (and what does not) work around the country to find solutions to available and attainable housing. This report is instrumental in shaping CAR's public policy positions in the Colorado General Assembly.

- Secure a FEMA reversal on new flood policies during the recent government shutdown. It was a critical win for home sales while the partial shutdown of the federal government was ongoing. The Federal Emergency Management Agency ended up issuing and renewing flood insurance policies, reversing an unexpected and controversial ruling the agency released early in the shutdown.
- Assisted in the creation of Colorado Project Wildfire. This project is designed to help reduce the destruction of land, property, and lives. Working in partnership with other like-minded fire prevention organizations across the state, local REALTOR® associations are bringing education and awareness, as well as access to resources, directly to residents in their local communities.

State News - House Bill 19-1096: Colorado Right to Rest

Earlier in the week, HB19-1096, titled Colorado Right to Rest, died in the Senate Finance Committee by unanimous decision. The bill would have allowed individuals to occupy public spaces for any duration without penalty, prohibiting state and local governments from enacting or enforcing laws, ordinances, rules or regulations related to public camping. CAR's Legislative Policy Committee (LPC) understands the breadth of the affordable housing crisis residents continue to face across the state. This legislation, however, does not provide a viable solution to end homelessness, nor does it provide communities with the resources needed to assist individuals and families in finding stable housing or to provide more diverse and affordable housing units to the market. Therefore, LPC opposed the bill. On Tuesday, bill sponsor, Rep. Jovan Melton (D-Aurora) asked the Committee to postpone indefinitely his bill to allow Denver voters to decide this issue at the ballot box this May.

On the May 2019 ballot, Denver voters will be asked to consider Denver Initiative 300, commonly referred to as the Right to Survive Initiative that is a proposed policy change to the city's municipal code. If voters approve this initiative it could repeal Denver's urban camping ban, allowing individuals to reside in any public space throughout the City and County of Denver for any duration of time. Common Sense Policy Roundtable (CSPR) released a detailed study analyzing how Homelessness is currently being addressed in Denver, and the impacts and unintended consequences of granting unimpeded access to public space.





House Bill 19-1145: Primary Residence Exempt Liens for Medical Debt

Sponsored by Rep. Kerry Tipper (D-Lakewood) and Rep. Sonya Jaquez Lewis (D-Longmont), HB19-1145 exempts a person's primary residence from the attachment or execution of a lien from unpaid medical debts. REALTORS® strongly believe in homeownership and protecting property owners' rights to own, use and transfer real estate; therefore, CAR's Legislative Policy Committee (LPC) supports this legislation. Purchasing a home is one of the most significant investments a person makes during their lifetime. That equity and ability to build wealth and a better future for Colorado families should not be extinguished or diminished as a result of a catastrophic medical emergency. CAR believes this bill protects the values of homeownership for all Coloradans. HB19-1145 will be heard next in the House Finance Committee on Mar. 11th.

National News - NAR Defends Association Health Plans (AHPs) on Capitol Hill

Since the new Congress began, a number of Congressional Committees have held health care related hearings focused on issues ranging from pre-existing conditions to short-term health plans. In some of these hearings, the matter of Association Health Plans (AHPs) has come up, which NAR through its work with the Coalition to Protect and Promote AHPs has provided background and defense. NAR advocates for changes to promote and protect AHPs and will continue to provide updates to members seeking more affordable health insurance options.

Coalition Supports GSE Reforms

NAR, along with 27 other industry groups, recently sent a letter (link is external) to Federal Housing Finance Agency (FHFA) Acting Director Otting outlining administrative reforms to Fannie Mae and Freddie Mac that prioritize preserving access and affordability in the mortgage market. The letter was developed after months of collaboration on essential principles that maintain and enhance the stability and liquidity of the housing finance system based on the potential impact on borrowers, taxpayers, and market structure dynamics.

Recognizing the GSEs' role in supporting the housing market, the letter emphasizes the need to decrease taxpayers' exposure to excessive risk, preserving what works in the current system, and maintaining stability by avoiding unintended adverse consequences for borrowers, lenders, and investors. As the letter states, a "well-functioning housing finance system

should provide consistent, affordable credit to borrowers across the nation and through all parts of the credit cycle without putting taxpayers at risk of a bailout. Lenders and other market participants should have confidence that they can access the secondary market on a level playing field with their competitors, through clear and transparent standards that do not discriminate..." While legislative reform is still necessary to end conservatorship and codify structural changes that ensure safety and soundness of any future system, the principles delineated in the letter promote smart administrative reforms that build on the existing system for the benefit of the broader housing market and industry.

This broad coalition effort is one of the many ways NAR is continuing to advocate for necessary reforms to the secondary mortgage market. On February 7, NAR debuted a new vision explaining a path forward to promote a reliable and affordable source of mortgage capital for American consumers. The vision includes:

- Leveraging reforms and innovations implemented since the crisis while completing the process with instrumental updates for a fully functioning liquid market.
- Promoting competition in the secondary market through proven structures to correct market failures.
- Preserving the 30-year fixed rate mortgage and focusing the mission on liquid secondary markets for Middle America and underserved borrowers.
- Minimizing the cost to consumers in normal and stress periods while maximizing access for creditworthy borrowers.
- Protecting taxpayers by using private capital.
- Maintaining simplicity in the transition while avoiding market disruptions.



PLEASE [CLICK HERE](#) TO CONTRIBUTE TO RPAC.

WE NEED YOUR SUPPORT!



By: Becky Dombrowski,
2019 agsMLS Board
Member and Liaison to
the Board of Directors



aspenglenwoodmls.com



MLS Tidbits

While the Multiple Listing Service aka MLS may be seen as a marketing tool – it was and still is the avenue established in order for agents to contractually establish cooperation and compensation between each other and offices. The MLS is a bundle of services set up strictly for the agents, there is a local MLS board which is separate from the Aspen Board of Realtors®. The local MLS board operates under the rules and regulations established through the National Association of REALTORS®.

With the age of technology, we no longer flip through weekly updated hard print black & white paged books to find new listings, prices, what is under contract and what compensation we receive. It is all at our finger tips, readily available and updated daily, in real time. With the ease of technology there are also disruptors out there wanting the information therefore requiring the MLS provide protection of the data that we share with each other.

We just completed this year's MLS survey and the number 1 request was for **more accurate data**. We are only as good, professional and educated as the data entered into this system for each other. The MLS board will be monitoring this information more closely and ask that all of you who rely on this information do the same to hold each other accountable for the accurate information.

When an agent chooses not to enter correct, up to date information such as when a property is under contract, owners names, proper city or subdivision, etc. this not only compromises the agents who rely on this database but it is in violation of the MLS Rules and Regulations each REALTOR® agreed to. The MLS board has recently made **increases to fines for the non-adherence to these rules** which will be coming out to you shortly .

In a bigger picture as well – when an agent does not comply with MLS rules, they are also in violation of the real estate licensing laws as well as ethics violations.

Thank you for supporting an accurate data base which benefits us all, including our clients.



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Announcements for new features that affect member workflow are emailed to your members on the release date, unless your MLS has previously opted out of direct member notifications from FBS.

FEBRUARY 2019



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 February 2019 >>>](#)

[Basalt Report February 2019 >>>](#)

[Carbondale Report February 2019 >>>](#)

[Glenwood Springs Report February 2019 >>>](#)

[Marble Report February 2019 >>>](#)

[Missouri Heights Report February 2019 >>>](#)

[New Castle Reports February 2019 >>>](#)

[Old Snowmass Reports February 2019 >>>](#)

[Redstone Reports February 2019 >>>](#)

[Rifle Reports February 2019 >>>](#)

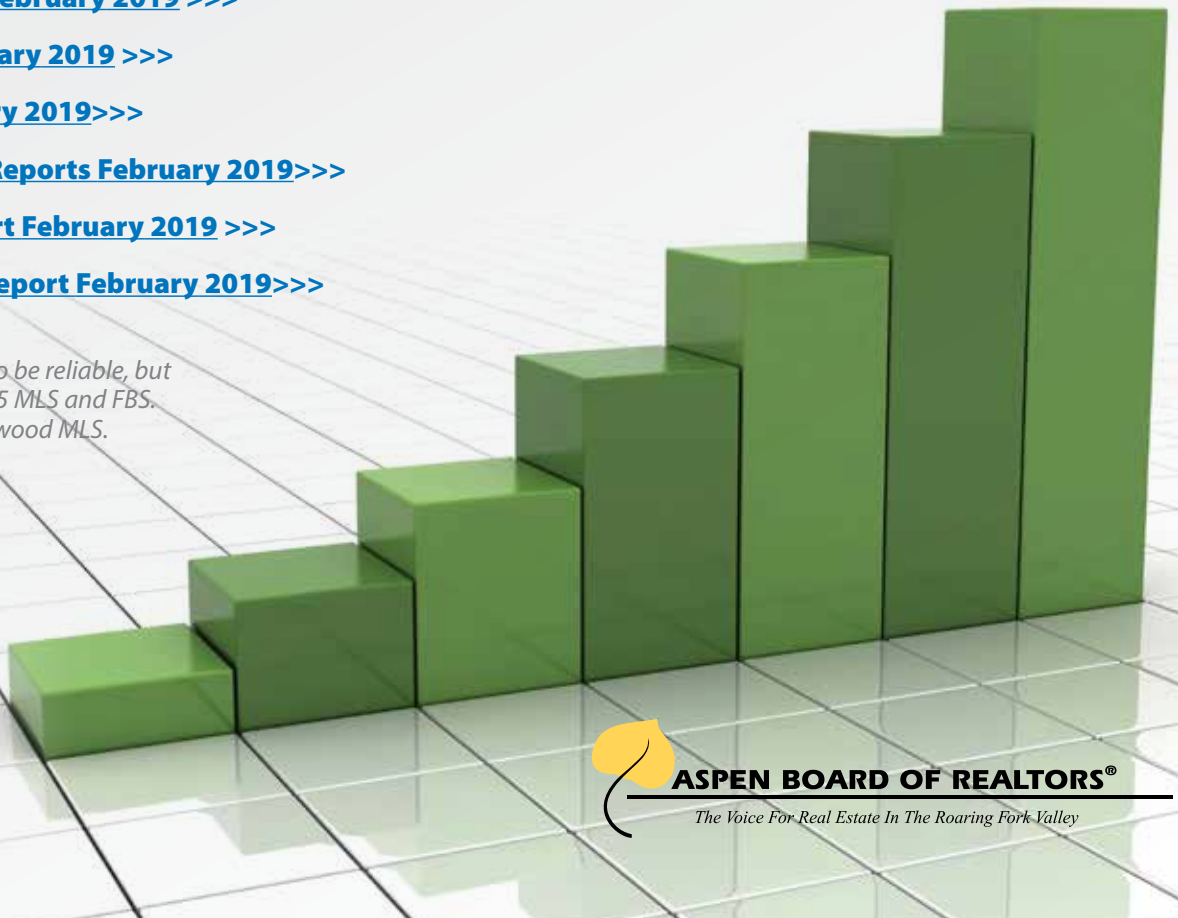
[Silt Reports February 2019 >>>](#)

[Snowmass Village Reports February 2019 >>>](#)

[Woody Creek Report February 2019 >>>](#)

[Mountain Region Report February 2019 >>>](#)

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The Legal Hotline number **303-785-7171**, is available between 9am-12pm and 1pm-4pm, Monday-Friday. This FREE benefit is available for designated REALTORS® and one office designee.



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