



OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

# Aspen REALTOR®

OCTOBER 2020

V6 N10

2020 REALTOR® AND AFFILIATE OF THE YEAR  
ANNOUNCED!

page 5

Photo Credit: Mike Chilcoat





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*The Voice For Real Estate In The Roaring Fork Valley*

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**MISSION:** As the Voice for Real Estate in the Roaring Fork Valley, the Aspen Board of REALTORS® is a trade Association that provides professional support to its members and is collectively committed to advocating for property rights and thriving communities.

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Karen  
Peirson  
2020 Chair



## CHAIRWOMAN'S MESSAGE



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*

# Dear Members,

It's been a challenging but rewarding time keeping up with all of the "Health Orders", numerous cancelled in person meetings, classes & events turned virtual. BUT the silver lining is that ASPEN and the surrounding areas in our jurisdiction have been vibrating on a very high level ... since we have successfully navigated the 1st few months of the pandemic. The airport is packed with private jets and people continue to want to move here.

*We have nearly doubled the volume of what we did in 2019. Having been closed down for 3 to 4 months, you can bet we've been hopping! And there's more to come. If you compare pending's in Sept 1-30, 2019, we had **31 pending listings**. From Sept 1-30, 2020 we have **76 pending listings**.*

Membership is growing and the aspenglenwood MLS has grown from 1,040 mls users at the beginning of 2020 to our current # of: 1,100 (we have not seen these numbers since 2009).

We just made our 2020 **RPAC Goal** thanks to a "Furry Pets" contest benefiting the REALTORS Political Survival Fund (\$25.00 registration... members loved it) and a personal membership outreach campaign by our incredible incoming chairwoman Ashley Chod.

There are several hot topics in the **Governmental Affairs** arena being monitored closely by our Governmental Affairs Coordinator and volunteers: the City of Aspen is proposing a "**Rental Taxation**" measure and Pitkin County is discussing revising the **County Land Use Codes** ... both would have huge impacts on our local Real Estate business.

In spite of the pandemic, we also just had our REALTOR® **Scholarship Golf Tournament** at the Snowmass Golf Club with crazy covid rules but were able to raise approx. \$50,000 (we were surprised and grateful to the golfers and to all who contributed to this 36 year old community effort [pg. 10](#)).

And the biggest new project of the year was pulled off by the Aspen YPN Committee... **The Aspen Cookbook**, (benefiting the restaurant industry in the roaring fork valley) just went to press after 6 months of hard work and we pre-sold \$16,000 worth of Cookbooks before going to print. This labor of love features over 75 restaurants and 100+ recipes. We hired a professional cookbook editor and illustrator so it turned out beautifully ... orders can be placed at [aspencookbook.com](http://aspencookbook.com). It's the perfect closing and/or Holiday gift.

But... even bigger than anything else, our board, community and membership are thrilled that our beloved CAR Director **Evan Boenning** received the **2020 Colorado Association of REALTORS - REALTOR of the Year Award**!

Thanks to our amazing staff, volunteers, members and partners for all of your support in these most challenging times. We look forward to seeing each other's faces again. In the meantime ABOR sends you a big virtual HUG!

Sincerely,

Karen Peirson, 2020 Chairwoman of the Board



# CALENDAR OF EVENTS



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## OCTOBER

- 23** Lift-Up Containers Delivered to Participating Offices
- 28** 2021 Budget Committee
- 28** Damian Cox Class - Compliant Transaction Files



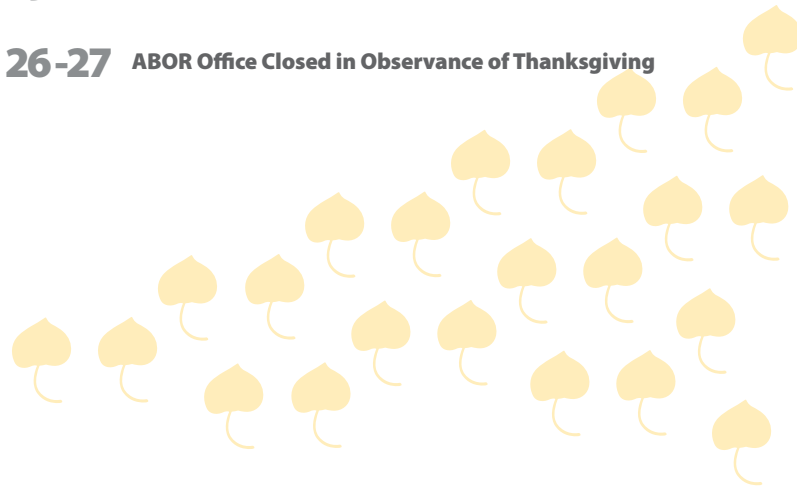
See [page 12](#) for detailed course descriptions & reservation links.

### AFFILIATE EDUCATION COURSES

See [page 13](#) for detailed course descriptions & reservation links.

## NOVEMBER

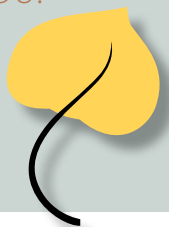
- 1** 2021 Membership Dues - Due Date
- 3** Election Day
- 4** Board of Directors Meeting
- 5** Damian Cox Class - 2020 Annual Commission Update
- 12** Damian Cox Class - 2020 Annual Commission Update & Ins and Outs of the Listing Contracts
- 11-16** NAR Virtual Convention  
[click here to register for the NAR Convention](#)
- 19** Lift-Up Containers Picked up at Participating Offices
- 26-27** ABOR Office Closed in Observance of Thanksgiving



## SUPPORT THOSE WHO SUPPORT YOU!

This edition of the Aspen REALTOR® is made possible by the following businesses:

- 1stBank Roaring Fork Valley page 7
- Academy Mortgage Corporation page 15



## ASPEN BOARD OF REALTORS®

*The Voice For Real Estate In The Roaring Fork Valley*

## YOU ARE MAKING A DIFFERENCE

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



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**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



2021 BOARD OF DIRECTORS

POST EVENT ANNOUNCEMENT FOR THE  
49TH ANNUAL ASPEN BOARD OF REALTORS®

### INSTALLATION & AWARDS CELEBRATION

THE ASPEN BOARD OF REALTORS® PROUDLY  
RECOGNIZES THE FOLLOWING INDIVIDUALS FOR THEIR  
OUTSTANDING CONTRIBUTIONS TO  
THE REAL ESTATE INDUSTRY AND THE COMMUNITY.

#### CONGRATULATIONS TO THE:

2021 BOARD OF DIRECTORS AND NEWLY ELECTED  
CHAIRWOMAN, ASHELY CHOD  
OF DOUGLAS ELLIMAN REAL ESTATE

2020 REALTOR® OF THE YEAR, KRISTA KLEES  
OF SLIFER SMITH & FRAMPTON REAL ESTATE

2020 AFFILIATE OF THE YEAR,  
ROARING FORK INSURANCE COMPANY

 **L HOSTARIA**

## 24th ANNIVERSARY CELEBRATION

Friday, November 13

- Evening with prix-fixe menu and Ribolla Gialla Wine Night
- 20% of proceeds go to Aspen Hope Center
- Featuring the Publication of The Aspen Cookbook

THE **ASPEN**  
COOKBOOK



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

## Aspen

### Chamber's Debbie Braun Recognized by the State

Debbie Braun, president and CEO of the Aspen Chamber Resort Association, received the Governor's Award for Outstanding Individual Contribution to Colorado Tourism, the Aspen Daily News reported....[MORE](#)

### Mark Hunt Propose Multi-Use Center on Mill Street

Aspen developer Mark Hunt proposed to scrape and replace the city's sole strip mall with a three-story, mixed-use structure consisting of free-market rental units and essential businesses, the Aspen Daily News reported....[MORE](#)

### Evan Boenning Named Realtor of the Year

Longtime Aspenite Evan Boenning was named 2020 Colorado Association of Realtors' Realtor of the Year, the Aspen Daily News reported....[MORE](#)

### Aspen Valley Hospital and Steadman Clinic Finalize Partnership

Aspen Valley Hospital and The Steadman Clinic announced their formal strategic partnership, to commence Dec. 1, the Aspen Daily News reported....[MORE](#)

### City Coffers Growing Thanks to Real Estate

The Wheeler Opera House and the city's affordable housing program were the beneficiaries of one whopper of an August for residential sales in Aspen, the Aspen Times reported....[MORE](#)

## Snowmass

### Snowmass Tourism Preps for Winter

Snowmass Village is doing its best to prepare for winter guests while acknowledging that what the visitor numbers will look like is a great unknown, the Aspen Daily News reported....[MORE](#)

### Nordic Center Will Not Open this Winter

The Snowmass Cross Country Center will not reopen its doors this winter for Nordic ski rentals or lessons, the Aspen Times reported....[MORE](#)

## Basalt

### New Uses Considered for an Old Space

An underutilized piece of property in the midvalley owned by the U.S. Forest Service could get repurposed for housing, recreation and open space through the Flexible Partnership Act that's part of the 2018 Farm Act, the Aspen Daily News reported....[MORE](#)

### Basalt Sales Tax Going Strong

Tax collections were up 11.6% from August 2019 according to the Basalt sales tax report for August, which details information from July, the Aspen Times reported....[MORE](#)

## Carbondale

### Multi-Sport Indoor Facility Opens

Tommy Cox and Amanda Trendell, both former Division I athletes from the East Coast who currently coach the Aspen High School boys and girls lacrosse teams, recently opened Elite Performance Academy, a year-round, indoor sports training facility located just off Highway 82 near Carbondale....[MORE](#)

## Glenwood Springs

### Bustang Considers Expanding to Telluride

The Colorado Department of Transportation is looking to expand its rural regional network, with the potential to add four new routes within the next year, with one of those being a proposed Grand Junction-to-Telluride route, the Aspen Daily News reported....[MORE](#)

### Redstone Castle Listed for \$19.75 Million

The historic and recently restored Redstone Castle is being listed for sale at a price of \$19.75 million, the Glenwood Springs Post Independent reported....[MORE](#)

### Home Sales on the Rise

According to data from the Colorado Association of Realtors, single-family home sales in Garfield County were up 86% in July as compared to July 2019, the Glenwood Springs Post Independent reported....[MORE](#)

## Pitkin County

### SkiCo Announces Pass Options

Aspen Skiing Co. announced its 2020-21 winter season pass options, with some blackout dates as part of a way to deal with distancing during Covid-19, the Aspen Daily News reported....[MORE](#)

### Pitkin County Ranked 7th Healthiest the Country

U.S. News and World Report has placed Pitkin County high in the rankings for Healthiest Community in the country, the Aspen Daily News reported.

### BOCC Approves Affordable Housing for Aspen Firefighters

Pitkin County commissioners voted unanimously to support a resolution approving a permit for the Aspen Fire Protection District's plans to build a 15-unit affordable housing development next to its North 40 substation, the Aspen Daily News reported....[MORE](#)





**No matter what size home you're looking to cut out for yourself, we'll help make your dream a reality.**

Contact one of our Carbondale Loan Officers today or visit us at our convenient Carbondale location at 791 Hwy 133.



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SEPTEMBER  
OCTOBER  
2020

## MEMBERSHIP REPORT

### New REALTOR® Members

**Mike Eaton** - Slifer Smith & Frampton Real Estate  
**Hilary Stumpus** - Coldwell Banker Mason Morse  
**Lexie Englezos** - Compass  
**Douglas Adams** - Douglas Elliman Real Estate  
**Matthew Polletta** - RE/MAX Signature  
**Savannah Huebsch** - Aspen Snowmass Sotheby's International Realty

### New Offices

**Members Appraisal Management**  
**Zillow, Inc.**

### New Secondary Members

**Kris Hicks** - Members Appraisal Management  
**Patty Brendlinger** - Coldwell Banker Mason Morse  
**Ava Kennedy** - RE/MAX Signature  
**Matthew Hendricks** - Zillow, Inc.  
**Jen Pedersen** - Coldwell Banker Distinctive Properties

### Reinstated Members

**Marc Mandelbaum** - Coldwell Banker Mason Morse

### Company Changes

**Hugh Zuker** - Compass  
**Lea Novgrad** - Slifer Smith & Frampton  
**Nancy Patton** - Compass  
**Lance Hughes** - Compass  
**Gregory Davis** - Zillow, Inc.  
**Don Birnkrant** - Home Waters Real Estate Group  
**Michelle Ferguson** - Douglas Elliman Real Estate  
**Lindsey Bush** - Adler Real Estate

### Membership Stats

**REALTOR® Members - 715**  
**Primary - 655**  
**Secondary - 60**  
**Non-Members - 2**  
**Affiliates - 54**

Thank you for your Membership!



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



WELCOME





Congratulations  
to CHARLIE the winner  
of ABOR's "Furry  
Friends Contest"  
benefiting the  
REALTOR® Political  
Action Committee.

Charlie is owned and  
loved by  
Ian McLendon of  
Aspen Snowmass  
Sotheby's International  
Realty.

Charlie's tail is  
wagging because he is  
the happy winner of a  
\$100 gift certificate to  
his favorite pet store!



Many thanks to all the adorable furry friends who participated and their loving owners who contributed to the REALTORS® Political Action Committee(RPAC).



# THANK YOU SPONSORS!



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Krista Klees  
Leah Moriarty  
Karen Peirson**



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### Growing Gap

The 8/20 US trade deficit hit \$67 billion. After inflation, the deficit hasn't been this high since 2008. Imports have largely recovered but not exports. This is because the US imports goods but primarily exports services, and visits by tens of millions of foreigners to US for vacation and hundreds of thousands for higher education are not happening. Similarly, Hollywood movies are not being screened and thus royalties aren't being paid.

### Median Money

In 2019, median family income was \$58,600. With less than a HS diploma it was \$30,800; with a HS diploma it was \$45,800; with some college it was \$51,200; and with a college degree it was \$95,700. Median income for the bottom quintile was \$17,700 and was \$36,700 for the next lowest quintile. For those in the bottom half of the top quintile, \$150,400, and for the top half, \$283,000.

### Screwly Stocks

While equity prices have rapidly recovered from their 3/20 lows, the recovery means much less for the economy than in the past. In 1973, publicly traded firms accounted for 41.4% of total non-farm payroll employment. That percentage was just 29% in 2019. Why? In the 1950s, AT&T had the highest market cap and was the top US employer. Today, Apple is most valuable, but they are the 40th largest employer.

### Residential Rankings

Over the next five to ten years, housing will enjoy a nice tailwind primarily due to demographics. With the youngest Millennials now 26, the demand for single-family units will steadily rise, but the Millennial's inability to accumulate wealth due to two deep recessions will prevent many from having a down-payment. Thus, I suspect single-family rentals will be the best market, followed by the owner-occupied single-family market, and lastly multifamily.

### Delinquency Data

The delinquency rate for mortgages on one-to-four-unit residential properties, including loans in forbearance if a payment was not made, jumped from 4.36% in 20Q1 to 8.22% in 20Q2. This is the biggest quarterly jump ever and 8.22% is the highest rate since 11Q2. The rate peaked in 10Q1 at 10.06%. The good news, the 30-day delinquency rate fell 1/3 of a percentage point, suggesting new delinquencies may have peaked.

### Shelter Shortage

New housing, and thus existing housing, has become increasingly more expensive because of burdensome land use regulations, increasingly costly building codes, a labor shortage, and higher input costs. Another rarely mentioned reason is industry consolidation. The share of homes built by public builders has roughly doubled to 30% since 2000. As competition declines, firms gain market power and increasingly act as monopolists and reduce supply to deliberately boost profits.

### Languishing Labor

While 661,000 jobs were created in September, that's way down from 4.8 million in June, 1.7 million in July, and even 1.5 million in August. The trend is troubling. We've only made up 51.5% of lost jobs, leaving us 10.7 million jobs below the 2/20 level. The unemployment rate fell to 7.9% from 8.4% but largely because the labor force participation rate fell from August's 61.7% to 61.4%. Hello Congress?

### Business Births

The number of applications to start a new business fell from 27,000/week to 18,000/week during the second half of March and April. By the end of May, applications had fully recovered but they kept rising and peaked in early July at 40,000/week compared to the normal 22,500/week. Weekly applications are returning to normal but remain 20% above it. The reorientation of the economy is creating opportunities and feeding entrepreneurship.



Damian L. Cox, Esq. has practiced in the real estate industry for over twenty years, initially as a real estate broker for seven years, and then as an attorney. He has served on multiple Real Estate Commission committees and task forces (including the forms and education committees), worked closely with the Attorney General's office and CAR drafting legislation. Damian teaches a wide range of law classes on subjects affecting real estate brokers and has served as a guest lecturer at DU Law School. He is a graduate of the University of Colorado-Boulder and received his Juris Doctorate from the University of Denver.

## October 28th 9AM – 12PM

### Compliant Transaction Files

Instructor: Damian Cox, Esq.

The unsung heroes of real estate — the managing brokers, compliance officers and admins who mind the details of the deals, and often make the difference between a brokerage firm landing a million-dollar listing or potentially facing steep fines for non-compliance. Very well-run brokerage firms manage compliance like a well-oiled machine — keeping the brokerage firm above-board with state and local real estate laws while humming along quietly in the background.

The Colorado Division of Real Estate has requirements for both brokerage firms and brokers as to what documents are required in each transaction file. This course teaches why compliance is important, who is responsible, and what documents must be kept in each transaction file. Additionally, learn what documents are required, and why relying on just the Colorado Division of Real Estate's checklist may not be good enough.

Credits: 3  
 Cost: \$30.00  
 Zoom Course

[Click Here to Register](#)

## November 5th 9AM – 1PM

### 2020 Annual Commission Update

Instructor: Damian Cox, Esq.

Each year, the Colorado Real Estate Commission approves the Annual Commission Update (ACU) to provide important information related to regulatory changes and issues affecting Colorado real estate practice. This is the required annual course for Colorado broker continuing education. It highlights compliance issues, reviews general practice knowledge, and summarizes recent regulatory and Commission changes that affect the real estate industry. In addition, it increases licensee competency so that brokers may better serve consumers.

Credits: 4  
 Cost: \$40.00  
 Zoom Course

[Click Here to Register](#)

## November 12th 9AM – 1PM

### 2020 Annual Commission Update

Instructor: Damian Cox, Esq.

Each year, the Colorado Real Estate Commission approves the Annual Commission Update (ACU) to provide important information related to regulatory changes and issues affecting Colorado real estate practice. This is the required annual course for Colorado broker continuing education. It highlights compliance issues, reviews general practice knowledge, and summarizes recent regulatory and Commission changes that affect the real estate industry. In addition, it increases licensee competency so that brokers may better serve consumers.

Credits: 4  
 Cost: \$40.00  
 Zoom Course

[Click Here to Register](#)

## November 12th 9AM – 12PM

### Ins and Outs of the Listing Contracts

Instructor: Randy Hay

Listing agreements are employment contracts between the sellers and buyers of real estate and the real estate brokerage firm they hire. This course is an in-depth review of the Seller Listing Contract and the Buyer Listing Contract covering everything from brokerage relationships, to compensation to how a listing contract is terminated. Come learn things you didn't even know existed in these important forms.

Credits: 3  
 Cost: \$30.00  
 Zoom Course

[Click here to Register](#)

## December 10th 9AM -12PM

### Avoiding Pitfalls in Real Estate

Instructor: Damian Cox, Esq.

All good brokers understand the importance of staying up to date with the ever-changing real estate industry. This class covers the "pitfalls" brokers are facing in today's real estate industry. In addition to identifying those issues that are top of mind for brokers, this class also identifies other areas of concern brokers may not be aware of. Once identified, the instructor helps brokers understand how to navigate these problem areas and how to properly advise their clients.

Credits: 3  
 Cost: \$30.00  
 Zoom Course

[Click Here to Register](#)



**December 10th 9AM – 1PM****2020 Annual Commission Update**

Instructor: Keith Alba

Each year, the Colorado Real Estate Commission approves the Annual Commission Update (ACU) to provide important information related to regulatory changes and issues affecting Colorado real estate practice. This is the required annual course for Colorado broker continuing education. It highlights compliance issues, reviews general practice knowledge, and summarizes recent regulatory and Commission changes that affect the real estate industry. In addition, it increases licensee competency so that brokers may better serve consumers.

Credits: 4

Cost: \$40.00

Zoom Course

[Click Here to Register](#)

**December 30th 9AM – 1PM****2020 Annual Commission Update**

Instructor: Keith Alba

Each year, the Colorado Real Estate Commission approves the Annual Commission Update (ACU) to provide important information related to regulatory changes and issues affecting Colorado real estate practice. This is the required annual course for Colorado broker continuing education. It highlights compliance issues, reviews general practice knowledge, and summarizes recent regulatory and Commission changes that affect the real estate industry. In addition, it increases licensee competency so that brokers may better serve consumers.

Credits: 4

Cost: \$40.00

Zoom Course

[Click Here to Register](#)



## AFFILIATE EDUCATION COURSES

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## Pitkin County Pumps the Brakes on Land Use Changes/House Sizes

As reported in the Aspen Times, and at the urging of members of the real estate and development community, Pitkin County officials and commissioners said in early October that they will take a more inclusive approach to possible growth-control measures that pose major consequences to property owners as well as developers, architects, builders, real estate brokers and others.

They also agreed with critics who asked them to back off making any proposals or decisions in 2020 given the impacts on property owners in unincorporated Pitkin County, which includes Red Mountain, Starwood, Woody Creek, Old Snowmass and other residential areas.

P&Z Commissioner Joseph Krabacher, speaking during a joint meeting Tuesday between the P&Z and Pitkin Board of County Commissioners, likened the magnitude of the potential growth-management changes to the proposed Aspen-Pitkin County Airport expansion, a process that has included focus groups, community outreach meetings, surveys and other methods of public engagement.

While no formal decisions can be made during the work sessions, the discussions have been intended to identify potential code amendments to the county's land use code,

which would be done by making changes to its growth-management quota system. For even the wonkiest of land-use planners, attorneys and specialists, the process of altering the land use code — an action requiring final approval from county commissioners — can be arduous and nuanced.

Officials said the possible changes are meant to capture the recent vision statement the county made concerning growth management: "Utilize growth management and the Land-Use Code to create an equitable, sustainable and resilient regional quality of life and economy for the future, and to meet our climate action objectives."

At issue in the development community are proposed measures such as reducing the size of homes exempt from growth-management review from 5,750 square feet to 3,250. Reducing the overall cap of 15,000 square feet for a home also is being eyed for reduction to anywhere from 6,000 square feet to 10,000.

We'll continue to monitor this issue closely. The topic will likely come up in future work sessions before the end of 2020 and we expect to hear more in the near future about additional public outreach meetings.

## CAR Produces Ballot Guide to Assist with Issues Affecting the Real Estate Industry

2020 November Election Ballots were mailed out in Colorado beginning on October 9th, so it is time to get ready to vote. This year, Coloradans are voting on eleven different statewide ballot initiatives. CAR has taken a position on four of them which you can read about in our [2020 Ballot Guide](#) or check out the RPAC Minute - Election Edition below. The ballot guide lists CAR-endorsed REALTOR® Champions for State House and Senate. Our endorsements are 100% bipartisan - 50% Democratic and 50% Republican candidates!

[Click here](#) if you need to check your registration information, view your sample ballot, or check the status of your ballot. Please keep in mind the following important dates:

- **October 9th** - Counties will begin mailing ballots.

- **October 26th** - Deadline to register to vote or update your registration and still receive a ballot in the mail.
- **October 26th** - Last day to return a ballot through the mail. After this date, you should visit a drop box or vote center to drop off your ballot. ([Find the closest Drop Box or Voting Location to you](#))
- **November 3rd** - Election Day! Make sure your ballot is dropped off by 7:00pm, not postmarked!

Also, don't forget to check out our [RPAC Virtual Silent Auction](#) happening now through October 14th. 100% of all purchases you make through the auction will go to help elect REALTOR® Champions.





## National News: CFPB Recinds 2015 RESPA Bulletin on Marketing Service Agreements

On October 7, 2020, the Consumer Financial Protection Bureau (CFPB) rescinded the October 8, 2015, Compliance Bulletin (2015-05)(link is external), which curtailed the use of Marketing Services Agreements (MSAs). Instead of replacing the Bulletin with another interpretation of the Real Estate Settlement Procedures Act (RESPA), the Bureau updated their Frequently Asked Questions (FAQs), recognizing industry best practices and focusing on a facts and circumstances analysis for determining RESPA compliance. The updated guidance includes common scenarios and examples that address RESPA compliance questions related to MSAs, as well as gifts and promotional activities.

NAR has long advocated for the withdraw of this bulletin, including last month in an industry coalition letter, to increase regulatory certainty. The Bureau's actions are welcomed to enhance RESPA compliance and NAR will continue to engage with the CFPB in the development of resources to provide additional industry clarity on these issues.

Stay tuned to [nar.realtor/respa](https://nar.realtor/respa) for the latest updates.

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



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MAC921-1471707

# OPEN HOUSES NOW ALLOWED IN PITKIN COUNTY

From: Laryssa Dandeneau, MS, CHES Program Administrator, Pitkin County Public Health

October 7th, the Pitkin County Public Health Order has been updated to align with the State of Colorado guidelines and restrictions. Open houses are permitted under this guidance. For additional information you can visit CDPHE's Guidance for Field Services and Real Estate here (<https://covid19.colorado.gov/safer-at-home-in-the-vast-great-outdoors/guidance-by-sector/safer-at-home-field-services-and-real>).



Five Commitments to Containment:

1. Maintain 6 feet of distance from anyone not in your household.
2. Wash your hands often.
3. Wear a mask in public.
4. Stay home when sick.
5. Seek testing immediately and self-report if you experience symptoms.

For general questions about COVID-19, please call the Colorado Health Emergency Line for the Public (CO-HELP) at 1-877-462-2911, 7 days a week from 8 am to 5 pm. You can also email [COHELP@RMPDC.org](mailto:COHELP@RMPDC.org) for answers in English, Spanish (Español), Mandarin (普通话), and more.

## KEEP YOUR COMMUNITY WARM THIS WINTER SEASON!

ABOR has partnered with The Salvation Army to collect coats and mittens for those in need again this year.

**COVID donation restrictions: New or Laundered only please.  
Priority need for children's coats this year.**

**Aspen Board of REALTORS®**  
23400 Two Rivers Road, Suite 44  
Basalt, CO 81621

**Engel & Volkers Roaring Fork**  
206 Cody Lane  
Basalt, CO 81621

**We will be collecting coats from now until December 31st.  
We appreciate your donations!**

Please contact Connie with any questions.  
970.927.0235  
[connie@aspenrealtors.com](mailto:connie@aspenrealtors.com)



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



# Evan Boenning 2020 CAR REALTOR® of The Year

The Aspen Board of REALTORS® is thrilled that the Colorado Association of REALTORS® selected Evan Boenning of Aspen Snowmass Sotheby's International Real Estate as the 2020 REALTOR of the Year.

Evan's Family, the 2020 Aspen Board of Directors and several Past CAR REALTORS® of the Year all collaborated to surprise Evan with this prestigious award at a "socially distanced" gathering on the patio of Home Team Bar B Q.

Evan has generously volunteered his time to the real estate industry, community, the Aspen Board of REALTORS® and to youth hockey for years and we are so proud of him for being recognized.



## 2020 LIFT-UP FOOD DRIVE PROJECT

**How can your office participate? We make it EASY!**

ABOR coordinates the delivery and pick of the LIFT-UP food collection containers right to your office throughout Aspen, Snowmass and Basalt.

So please sign up today as many of our neighbors depend on this food drive for their families this season.

To participate, please email [connie@aspenrealtors.com](mailto:connie@aspenrealtors.com) by **WEDNESDAY, October 21st**

Containers will be conveniently delivered to your office on **Friday, October 23rd**

Containers will be picked back up on **Friday, November 19th**

For more information, please call us at 927-0235.

**Thank you for being a good community partner!**

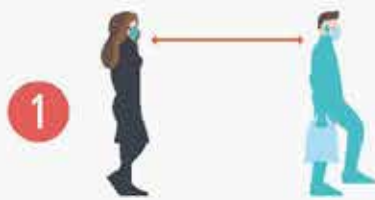


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# 5 Commitments of Containment:



I will maintain 6 feet of distance from anyone not in my household.



I will wash my hands often.



I will cover my face in public.



I will stay home when I am sick.



I will seek testing immediately and self-report if I experience symptoms.

Together we can keep Pitkin County safer as we reopen.

 PITKIN COUNTY COVID-19  
Response+Recovery

[covid19.pitkincounty.com](https://covid19.pitkincounty.com)



# PLEASE HELP PREVENT

## Occurrence of Covid-19 cluster outbreaks

# AVOID the 3 C's

1

**Closed Spaces**  
with poor ventilation



2

**Crowded Places**  
with many people nearby.

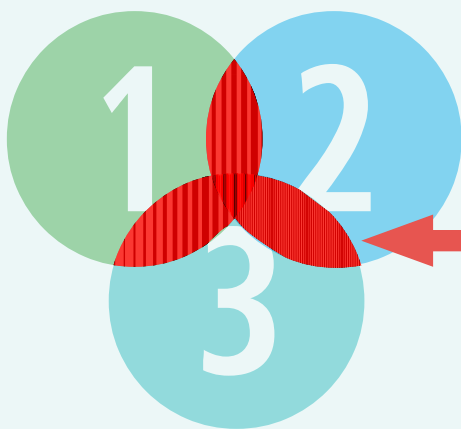


3

**Close-contact settings**  
Such as close-range conversations.

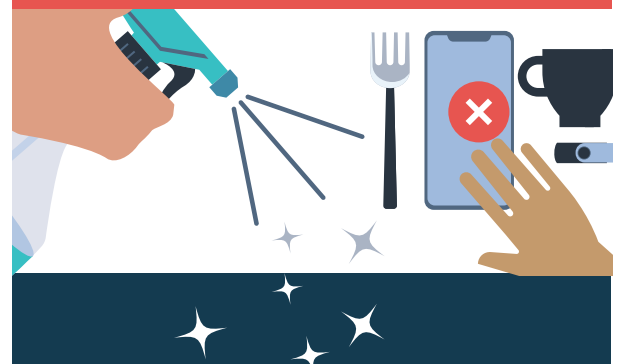


Keep these "Three C's from overlapping in daily life.



The risk of occurrence of clusters is particularly high when the 3 C's overlap.

**In addition to the three C's:**  
Clean and disinfect all surfaces used by multiple people.



Together keeping Pitkin County safer.

 **PITKIN COUNTY COVID-19**  
**Response+Recovery**

[covid19.pitkincounty.com](https://covid19.pitkincounty.com)  
Pitkin County COVID-19 Hotline: 970-429-6186

# AGSMLS RULES AND REGULATIONS HAVE BEEN UPDATED:

PLEASE NOTE THAT THE ASPEN GLENWOOD MLS BOD'S HAVE UPDATED THE MLS RULES AND REGULATIONS FOR CLARIFICATION, CONSISTENCY, AND ACCURACY OF DATA. BELOW ARE THE CHANGES THAT WERE MADE TO THE MLS RULES EFFECTIVE IMMEDIATELY.

To access the update MLS Rules and Regulations, click on the link below.

<https://files.flexmls.com/ags/20200427215626885465000000.pdf>

- **We updated Clear Cooperation** (Section 1.01) in that a member CAN market their listings in any Active or U/C status. Previously it was not allowed to market a U/C listing that had a contingency of No.
- **Change of Status of a Listing.** Note 1 was added to be clear; once an executed Contract to Buy and Sell Real Estate signed by both the seller and buyer must be updated with the Service by the listing broker within two (2) business days of the contract's effective date.
- **Concerning Withdrawal/Cancellation of Listing Prior to Expiration,** Section 1.5 this verbiage was added; Upon request from the MLS, the listing broker will provide a copy of the agreement between the seller and listing broker which authorizes the withdrawal/cancel. A listing may not be withdrawn/cancel and re-entered as a new listing, unless the listing agreement has been terminated; price changes and other changes to already-entered listings must be reported to the Service as set forth in Section 1.4.
- **Multiple Entry of a Listing,** Section 1.9, Multiple entry of a listing is not permitted unless it is zoned and has more than one use then it may be listed in more than one property type. Participants are permitted to enter a listing for each property type in which it should appear. However, Participants are not permitted to classify a listing in the **RES Vacant Land property type if there is an existing livable heated structure** Upon the sale of a property with more than one entry, only one entry shall be reported as "sold;" all other entries shall be "deleted." The Multiple Listing Service reserves the right to reclassify listings in the appropriate property type if it determines that the listing has been improperly classified. Please refer to Appendix 3, class definitions.
- **Under Section 2.5,** Reporting sales to the Service note 5 was added. Participants may not report a "for sale by owner" sale of a property to the Multiple Listing Service. A property may not be input into the MLS unless there is a listing contract.

Appendix 3 in the MLS rules and regulations defines AGSMLS property types.

**Note regarding development rights:**

Development rights are not considered real estate. There is not an appropriate property type for development rights. New construction may be added to the MLS only after the construction has begun.

*Please withdraw or cancel any duplicate listings that do not follow these new policies, as older listings will not be grandfathered in. Thank you!*

Suzanne Frazier, CEO, RCE, e-pro



345 Colorado Avenue, Suite 107

Carbondale, CO 81623

<mailto:suzanne@agsmls.com>

970-963-3173

[aspenglenwoodmls.com](http://aspenglenwoodmls.com)

**Supporting MLSs: Making the Market Work**



# SEPTEMBER 2020



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 September 2020 >>>](#)

[Basalt Report September 2020 >>>](#)

[Carbondale Report September 2020 >>>](#)

[Glenwood Springs Report September 2020 >>>](#)

[Marble Report September 2020 >>>](#)

[Missouri Heights Report September 2020 >>>](#)

[New Castle Report September 2020 >>>](#)

[Old Snowmass Report September 2020 >>>](#)

[Redstone Report September 2020 >>>](#)

[Rifle Report September 2020 >>>](#)

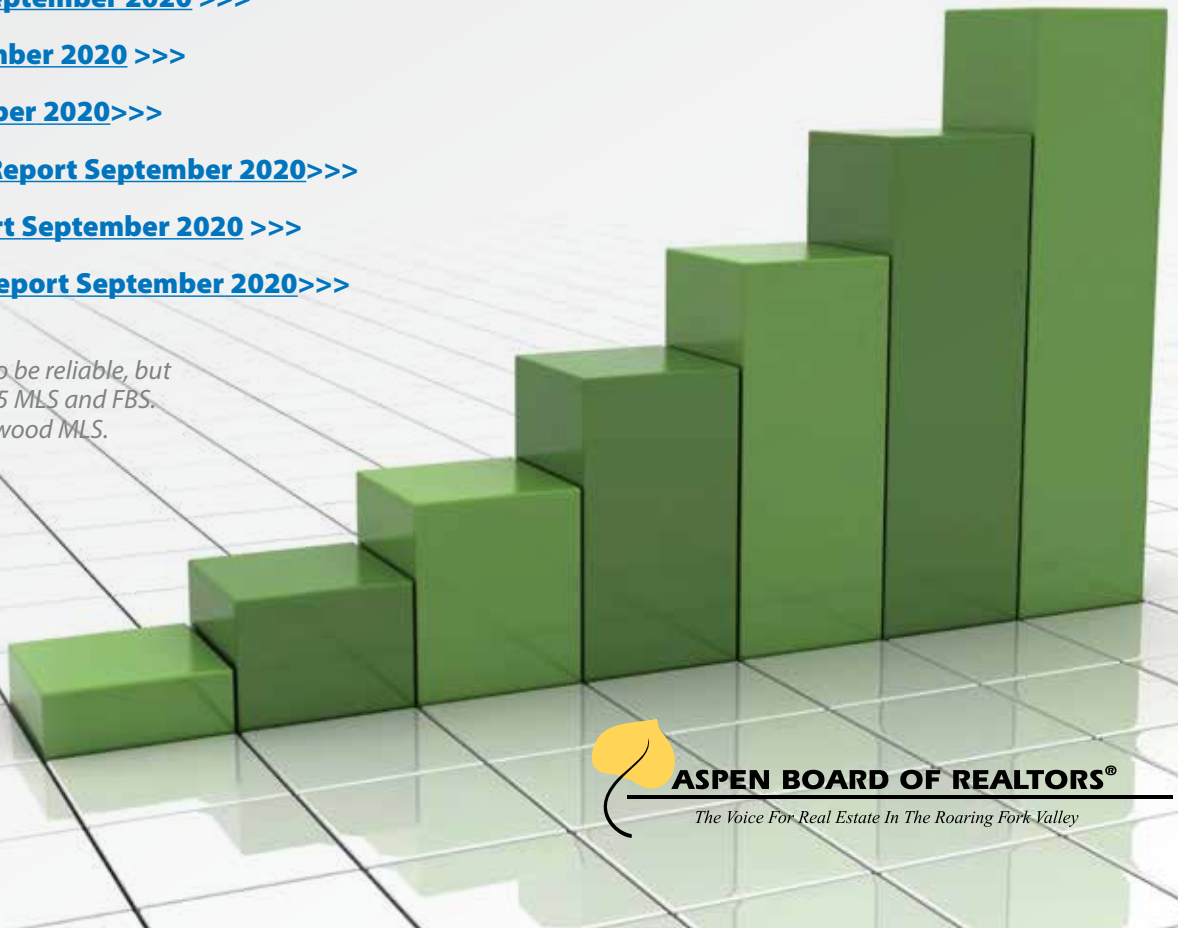
[Silt Report September 2020 >>>](#)

[Snowmass Village Report September 2020 >>>](#)

[Woody Creek Report September 2020 >>>](#)

[Mountain Region Report September 2020 >>>](#)

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



**ASPEN BOARD OF REALTORS®**

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Lowering the cost of healthcare consistently ranks as one of the top issues for REALTORS®. For this reason, the Colorado Association of REALTORS® has worked to provide REALTORS® and affiliate members in Colorado access to an incredible healthcare solution with exceptional features for a cost significantly lower than purchasing traditional health insurance! There is a brand new 3-minute explainer video about it at [www.AlpineAssociationBenefits.com/video](http://www.AlpineAssociationBenefits.com/video) which provides high level details about the program. The features include:

Monthly Cost 30-60% lower than traditional health insurance

- Free unlimited 24/7/365 access to doctors via phone or video conferencing
- No network restrictions
- All members who enroll are accepted
- Monthly Enrollment (you do not have to wait until the end of the year to start saving money)
- Prescription, dental, and vision discount plans included

Please take the time to watch the video to see how you may benefit!



FREE Member Benefit Brought To You By:



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M-F 7am -6pm MT

Sat. 7 am - 3 pm MT

[www.techhelpline.com](http://www.techhelpline.com)



Assistance in English or Español.

# CAR LEGAL HOTLINE

For More Information Visit:

<http://www.coloradorealtors.com/legal-hotline/>

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.

