

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

Aspen REALTOR®

JULY

V1 N5



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of Maria Cook



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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



Tory Thomas
2015 Chair



Dear Members,

Happy busy summer to you!

THANK YOU for making this the most successful golf tournament in the Board's history! The scholarships are so important to our recipients from the 3 high schools in our valley. Special thanks goes to our Executive Vice President, Maria Cook, and her dedicated and hardworking staff, Marlene Saleeby and Michele Higgs. Their efforts are what helped make this the most profitable "REALTOR® Classic" yet. (Not bad for a couple of Newbies at our Board!)

Reminder:

I know we're all trying to get done what we can for our Sellers while the "showing" season is here, but as a reminder, please contact your fellow REALTOR® if you wish to share time with them for an Open House during their pre-scheduled (on the calendar) luncheon.

Broker Forum: Chances are your manager came to the Broker Forum on June 24 where we discussed the new website, aspenglenwoodmls.com. The presentation was overwhelmingly well-received. Please, if you haven't gone on

the site, do. This site is updated with accurate information in real time as opposed to Trulia or Zillow. And your visits to the site will give it that organic growth we need to show up at the top of a search on Aspen Real Estate. Any inquiries will go directly to the listing broker---how refreshing is that?! Also, please take a minute and upload a picture of yourself to the site.

Be a Do-Gooder:

Thank you for our members who volunteered for Habitat for Humanity. Together, we are a powerful entity and we DO make a difference in our community! Thank you again for your generosity and giving of your time to help others.

Here's to success in your business!
Knock em dead!

Best,

Tory

See more photos pages 12-16



JULY
AUGUST
2015

EVENTS



**ASPEN
CARAVAN**

JULY
16, 23, 30
AUGUST
6, 13, 20, 27

**BASALT
CARAVAN**

JULY
15, 22, 29
AUGUST
5, 12, 19, 26

**SNOWMASS
CARAVAN**

JULY
15, 29,
AUGUST
12, 26

**Save
the
Date**

September 10th

Inaugural Celebration
Board of Directors
Reception
REALTOR® of the Year
and Affiliate of the Year
5-8 pm Limelight Hotel

September 25th

Board of Directors
Retreat

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Caravans & Open House Luncheons Etiquette

Caravans are extremely busy throughout the summer therefore all requests are due to the ABOR office by noon on Monday. If it is after the cut off, please remember to change your request to the following caravan date.

Basalt Caravan **NEW!** Due to popular demand we have added additional bi-weekly dates for the Basalt Caravan (Old Snowmass/Basalt & Missouri Heights) during the summer months therefore the caravan will be weekly from July 8-Sept. 23. Please be sure to complete your forms in full prior to submitting. We will also continue extending caravan times based on the amount of properties submitted.

Forms to Save

[Click Here](#) for July to Dec. 2015 Caravan Request Form

[Click Here](#) for Open House Luncheon Form

If you need a Caravan or Open House Form please log into www.aspenrealtors.com click on Members on the tool bar and select Forms from the pulldown box. You do not need to log into your member account to access these forms.

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

Aspen

Council Approves Base 2, Voters Gather Signatures for Referendum to Repeal It

Aspen City Council approved the Base 2 lodging project, with the majority agreeing that the new rooms targeted at the economy market is worth the trade-off of a building that...[MORE](#)

City of Aspen, Pitkin County Drawing Closer to New Office Decision

Two options for the Civic Space Relocation Project, a major effort that literally would change the landscape of city government, are moving forward for public...[MORE](#)

Snowmass

Related Has Deadlines to Meet for Spring Start on Base Village

In order for work on the stalled Base Village project to commence by next spring, developer Related Colorado needs assurances, if not approval, of its preliminary plan by Sept. 14...[MORE](#)

Basalt

Basalt Town Council Raises Concerns Over Tree Farm

Basalt has five major concerns and a handful of secondary issues with the Tree Farm proposal for as many as 400 residences and nearly 135,000 square feet of commercial space...[MORE](#)

Glenwood Springs

Grand Avenue Bridge Gets Green Light

Federal highway officials have given the green light for the new state Highway 82/Grand Avenue bridge in Glenwood Springs, clearing the way for final bridge design...[MORE](#)

Glenwood Springs Pool Receives National Nod

Swimmers in Glenwood Springs' Hot Springs Pool can now boast they're swimming in the country's best -- that's according to Sunset Magazine...[MORE](#)

Luxury Hotel Proposed for West Hopkins

Developers are proposing to build a new luxury hotel along residential West Hopkins Avenue on county land they want annexed into the city of Aspen, the Aspen Daily News reported...[MORE](#)

Myrin Wins Runoff Election

In a landslide victory, Bert Myrin won early June's runoff election for an open Aspen City Council seat, beating out former Mayor Mick Ireland by a 1,305-684 margin. That's 65.6 percent of the 1,989 votes cast...[MORE](#)

Snowmass Continues to Bolster Summer Offerings

Aspen Skiing Co. is revising a master plan for its on-mountain operations on Snowmass to include new activities such as an alpine coaster, zip lines and ropes courses ...[MORE](#)

Carbondale

Carbondale Takes First Step on New Grocery Store

With repeated assurances that the action would not carry over to broader approvals or "entitlements" for this or other nearby development proposals...[MORE](#)

City-Wide Plastic Bag Ban Possible

Carbondale's Environmental Board recommended that the town expand its ban on plastic shopping bags to include all businesses, instead of just City Market...[MORE](#)

Pitkin County

More than 1,000 Protest Pitkin County Property Valuation

Pitkin County's assessor estimates that 1,050 property tax protests have come into his office since valuation notices were mailed out May 1. June 1 was the deadline for protests...[MORE](#)

American Airlines to Add Chicago Flight this Winter

American Airlines is expanding its winter service in Aspen with new nonstop flights from Chicago and expanded service from Dallas-Fort Worth. Daily nonstop flights from...[MORE](#)

Historic Redstone Castle for Sale

The historic Redstone Castle is on the market for the first time in a decade. The 42-room, Tudor-style mansion, also known as Cleveholm Manor, was listed for sale...[MORE](#)

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The best and most accurate provider of real estate information in the Roaring Fork Valley





EDUCATIONAL OPPORTUNITIES

FREE Webcasts from the
Colorado Association of REALTORS[®]

Drones in the Real Estate Industry: What You Need to Know

July 15, 2015 | 9:00am-10:30am MST
Free

[Register \(login required\) >>>>](#)

TILA RESPA Integrated Disclosures – Last Minute Thoughts

July 29, 2015 | 9:00am-10:30am MST
Free

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NAR Headlines

Gay Marriage Ruling: 'Housing Game Changer'

"As with other momentous social landmarks, this progress will trigger key milestones along the path to home ownership," says the CEO of Better Homes and Gardens Real Estate.

[Read the entire article here >>>](#)

CFPB Proposes Mortgage Rule Delay

The Consumer Financial Protection Bureau is proposing a delay to new mortgage disclosure rules, pushing back the start date to Sat., Oct. 3.

The original deadline for the new Truth in Lending Act and Real Estate Settlement Procedures Act Integrated Disclosure regulation was Aug. 1. The proposed date change still must undergo public comment before July 7. The new implementation date will not become official until the final rule is issued by the CFPB.

[Read the entire article here >>>](#)

LOCAL

SIGNS - Rules and Regulations ...a reminder from the City of Aspen:

For all residential uses and residential zone districts, only the following temporary signs are permitted, in addition to the signs permitted under Section 5-413, and then only if accessory and incidental to a permitted or conditional use:

- Real estate for sale or rent signs. Temporary real estate signs advertising the sale or rental of the property upon which the sign is located, subject to the following:

- a. Type. The temporary real estate for sale or rent sign shall be a freestanding or wall sign.
- b. Number. There shall be not more than one temporary real estate for sale or rent sign per lot.
- c. Area. The area of the temporary sign shall not exceed three (3) square feet.
- d. Height. The height of the temporary sign shall not exceed five (5) feet as measured from the grade at the base of the sign.
- e. Special conditions. The temporary sign shall be removed within seven (7) days of the sale or rental of the real estate upon which the sign is located.

For more information, please contact the Aspen/Pitkin Building Department at 920-5090.

Snowmass Village Real Estate & Open House Signage Regulations

[Click here](#) for Snowmass Village Real Estate & Open House Signage Regulations. For concerns with the existing sign code or policy please email Julie Woods at jwoods@tosv.com.

A Good SIGN of Professionalism

Reminder to clean up your Real Estate signage

This is a reminder that now is a great time to visit all of your properties and take a good look at your signs. Please remove any old sign posts and old company signs that are no longer in business, replace damaged brochure boxes, tighten up your bolts and polish your signs. If you see another REALTORS® sign down or damaged please give them a courtesy call or better yet fix it for them. Helping one another is a nice gesture.

Remember, how your sign appears to the public is a direct reflection of the Real Estate Community as a whole. We appreciate your cooperation and look forward to a successful selling season!



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2015 Scholarship Report

Thank you!

With your support, we raised over \$64,000 this year for ABOR Heldman/King Scholarship Fund! It was a banner year for fundraising and a sold-out golf tournament. These funds will go a long way towards scholarships for local seniors seeking to further their education.

This year, we were thrilled to have several of the scholarship recipients join ABOR members at our pre-party and tournament. They were so grateful for their scholarship awards that you could see the appreciation in their eyes. We truly appreciate your support. Thank you! Thank you! Thank you!

The hot air balloon was a great addition for fundraising and just plain ole fun! Bob Bowden was the lucky winner of \$2,500 as he bought the winning golf ball that made it in the hole during the ball drop. Bob graciously donated the prize money back to the scholarship fund.

"Hot" live auction ticket items included the Aspen Institute Society of Fellows memberships and vacation packages to Napa and Cabo. The Silent Auction included staycations to The Little Nell, St. Regis and the Hotel Jerome.

This year's REALTOR® Golf Classic included cowboys, tacos, gophers, golfers, live disco, big pants, margaritas, happy REALTORS®, sliders, celebrating, roping, pulled pork, corn hole, handcrafted beer, delicious Kobe Beef served by the Viceroy (Best Tee Box Winner), and an amazing beautiful day at the Snowmass Club!

[Click Here to see the 2015 Golf Video >>>](#)



Winners Circle First Place Team

Team VIA

David Raife, Ryan Doremus, Lori Jintjer and Stefan Pierson

Second Place Team

ASSIR Kickers - John Sarpa, Jack Hughes, Maggie Melberg and RJ Gallaher.

Third Place Team

Land Title Guarantee : Bob Rulon, Tom Banner, Carla VanAlstyne and Kirk Schneider

Hat's off to the 2015 Golf Committee:

PJ Bory, Chair; Nee Tran Finley, Susan Stone-Chen, Ann Dempsey, Susan Hass, Brenda Wild, Catie Fleming, Ann Wilkinson Smith and Kirk Schneider.

The Pre-Party Photos

ASPEN BOARD OF REALTORS®

The Voice for Real Estate in the Roaring Fork Valley



Photos continued on the following page

The Pre-Party Photos



The Golf Photos

71	72	73	63	73	67	65	66	72
62	63	58	56	70	71	66	71	
75	68	63	64	63	62	62	65	63
63	71	70	66	76	63			



The Golf Photos



The Golf Photos



The Golf Photos



From the Aspen Board of Realtors®

Thank You Sponsors

For your generous support and contributions! Our 2015 fundraising efforts were a huge success and we could not have done it without you!



Golf Tournament • Pre Party • Silent Auction • Ball Drop

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AGSMLS SOLD STATS

MAY 2015



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to announce that CAR is now offering the housing statistics on a monthly basis. As a reminder, ABOR has partnered with CAR and 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.

[Get Reports for May 2015 Here >>>](#)

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MEMBERSHIP REPORT

JUNE 2015

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New Realtor Members

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Coldwell Banker Mason
Morse

Kimberly Rauman

Woodbridge Realty of
Colorado

Alicia Turbidy

Aspen Snowmass
Sotheby's

New MLS Participants

RealHome Service & Solutions

Stephen Sibiga & James
Samsing

New Affiliate Members

Belmont Clean

Joel Belmont

First Western Trust

Dick Carter

Company Changes

Adrienne Brandes

Palladium Properties

Amy Doherty

Douglas Elliman Real
Estate

Teresa Hackbarth

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Stephanie Lewis

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Melanie Muss

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656
Affiliates – 56

Affiliate Spotlight



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Jamie L. Brewster McLeod, AIA — president and founder of Brewster McLeod Architects Inc. — has specialized in creating high-end custom homes in Aspen, Telluride; and San Francisco. Awarded a Masters in Architecture from Montana State University-Bozeman in 1999, Brewster has attained a LEED Certification in the design of energy savings and renewable resources; incorporating the most effective green techniques, materials and strategies within the design phase.

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"There are three responses to a piece of design – yes, no, and WOW!"

~Milton Glaser

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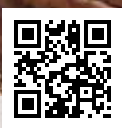
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