



May 12, 2009

LETTER from GARY

For those of you who could not make it to Little Bear the other night, a fun time was had by all. But don't fret; pictures will be available to see on our Website soon. We raised more than \$3,000 that night! We will certainly plan on doing this event again!



We have also amended our MMAR bylaws and they are attached for your review. This Friday at the membership breakfast at the Bistro, we will then vote to adopt these changes. Hope to see you there...you don't want to miss this breakfast, Melanie Nichols from the Evergreen Chamber will be speaking on the impact the economy has had in our community. This is great information for you and your clients. Hope to see you there.



Gary Secino

UPCOMING CLASSES

- 5/21 Fire Mitigation and Defensible Space Regulations
CMAS class 5 (then only 3 more to go til Graduation at the Inaugural)
11:00am – 1:00pm 2 CE Credits \$20
- 6/3 Introduction to **Prime Access**
1:00pm – 3:00pm 2 CE Credits FREE
- 6/4 “What Happened to the 80/20?” (Conventional Loans)
9:00am – Noon 3 CE Credits \$50
- 6/4 “What Happened to the 80/20?” (Government Loans)
1:00pm – 3:30pm 2 CE Credits \$25

Call Marta at (303) 674-7020 or email Marta@mountainmetro.com to register!

You Are Invited

WHAT? General Membership Meeting

WHERE? The Bistro at Marshdale

WHEN? Friday May 15 9:00a.m.

HOW MUCH?? A mere \$15.00

WHY?? To vote on By-Law changes

Special guest appearance by:

Melanie Nuchols

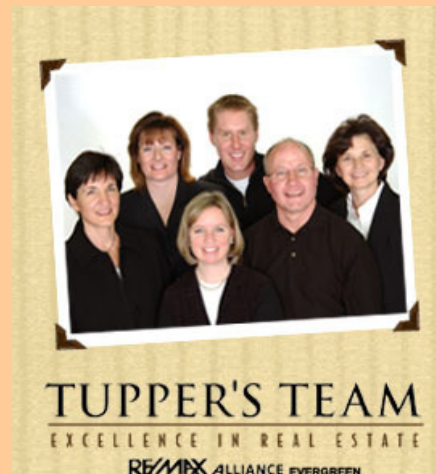
Evergreen Chamber of Commerce

She will be presenting us with an update on the local economic forecast.



Broker Open Flyers

Don't forget to email your Broker Open Flyers – we will send them to all the members early afternoon on Mondays.



More Thanks for Inaugural Sponsorship

Thanks to Dan Smith at ColoradoHomeLoans.com and Tupper's Team for sending in their money to sponsor the 44th Annual MMAR Inaugural.

MMAR Marketing Meeting: MM Good!

Mountain Metro Association of Realtors

Thursday, May 14th

9:00 – 9:30 - Networking

9:30 – 10:30 - Meeting

Please email your MLS numbers with land, residential, etc. to Mary Hager at mhager@ix.netcom.com by Wednesday eve, May 13th, to present your listing via slide show. You may present up to 6 properties at a time. Mary will confirm that she has received your listing – if you do not receive a confirmation, please resend your info. Thanks!

Sponsorship is still needed!



SALES, UNDER CONTRACT and ACTIVE STATS April 2009

Area	Sold UC Active		Average List Price	Average Sold Price	Average DOM	Sold to Original Price
MPE	15			185,127	235	98%
	15					
	203		280,918			
MCP	19			370,053	163	88%
	32					
	268		535,300			
MPC	6			197,917	126	85%
	5					
	160		289,003			
MJS	2			147,125	105	65%
	1					
	8		2,083,356			
MJC	3			314,667	262	89%
	10					
	125		913,742			
MEN	10			486,600	137	72%
	26					
	241		963,375			
MES	16			355,638	130	92%
	12					
	132		583,771			
MCC	5			171,700	282	77%
	9					
	118		363,635			

Government Affairs Website Provides Useful Information

By Nick Bokone, shared Government Affairs Director

In This Issue:

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- Energy Improvement District Legislation Pulled by Bill Sponsor

Castle Rock Creates Sign Code Working Group

At a meeting last week, the Town Council of Castle Rock voted to create a sign code working group in order to address the city's current regulations on signs, including real estate signs. The working group will be made up of 8 to 10 citizens and is intended to be made up of many diverse points of view. The group will meet through May and will make recommendations to the city council in early Summer. The Douglas/Elbert REALTOR® Association has been closely involved in this issue and expects to have at least one REALTOR® appointed to the working group.

Northglenn to Meet with REALTORS® Regarding Rental Properties

The North Metro Denver REALTOR® Association was recently involved in the defeat of a proposal in Northglenn to register and inspect rental properties with non-resident landlords. In the wake of this legislative victory, NMDRA is taking steps to move forward with the city and build a positive working relationship on rental and property condition issues. On May 12th, NMDRA members will meet with Northglenn to discuss common goals for future rental property regulations as well as exploring ways that the city can benefit from the real estate knowledge our members possess. More information will follow in these updates as events warrant.

Two REALTORS® Running for City Council in Aurora This November

The Aurora Association of REALTORS® (AAR) has two members seeking election in Colorado's second largest city this November. Incumbent Larry Beer is seeking reelection in Ward 3, a seat he has held since 2005. Former City Council member Bob LeGare is seeking one of the available at large seats. Beer is the current chairman of the REALTORS® Small Donor Committee for CAR and is actively involved in a myriad of city and REALTOR® Issues. LeGare served on City Council from 1995-2003 and pursues a successful career in commercial real estate. Bob was also awarded CAR's Political Service Award in 1995 for his many contributions to the real estate industry.

AAR will very likely be officially supporting these two campaigns in the very near future. REALTORS® everywhere are encouraged to do what they can to help fellow members get elected to political office in order to best represent the views of the real estate industry. Please contact me at nbokone@gmdra.com for more information about getting involved with these two fine candidates or to find out more information about how you can run for a position in your area.

Denver Waives Residential Permit Fees for Two Weeks in June

For a limited time, June 1 - 15, 2009, Denver is issuing FREE construction permits to homeowners and licensed contractors making qualified home improvements or repairs to existing one and two family dwellings, which can increase the value of the home. This "HOME RENOVATION BONANZA" as Denver is calling it, is offered in order to encourage the improvement of existing 1 and 2 family homes, raise property value and encourage homeowners to stay in existing homes. Certain conditions apply to this offer. Much more information can be found here on the city's website: <http://www.denvergov.com/Building/tabid/434186/Default.aspx>

SMDRA Makes Progress on Difficult HOA for Sale Sign Issue

The South Metro Denver REALTOR Association® is making progress on an issue that could be very difficult for the real estate industry. The RidgeGate West Village Homeowners' Association is considering a change to their internal sign code that would require real estate for sale signs to include a rider which carried the Quest corporate slogan and logo. Quest is a telecommunications partner with the RidgeGate community in Lonetree, and provides built in high tech amenities to homeowners. SMDRA successfully argued last week against the proposal, citing the undue burden on REALTORS® forced to place other company logos on real estate signs. The HOA has agreed to postpone passage of the item and has pledge to work with SMDRA on this and other topics affecting the real estate industry. This positive news is great evidence of how successful a political affairs program can be, since a SMDRA member was the first one to alert the association of these pending changes. Grassroots involvement really works!

Energy Improvement District Legislation Pulled by Bill Sponsor

Late Thursday afternoon, CAR sent a Call for Action to REALTORS® statewide asking that they urge their State Representatives to vote NO on HB 1350, which was expected to be heard on the House floor today. Modeled after a program in Boulder which was supported by REALTORS®, CARA felt more time was needed to deliberate its merits before taking the program statewide.

HB 1350 sought to create a new Colorado energy improvement district, a statewide special district. The district would have imposed special assessments on eligible real property in the district on a voluntary basis, and issued bonds from the assessments to provide loans to district members to cover the costs of completing new energy improvements.

CAR learned on Friday morning that primary bill sponsor Rep. Joe Miklosi is pulling HB 1350 from further consideration. REALTORS® look forward to working with Rep. Miklosi and other stakeholders this summer regarding this legislation.

The North Metro Denver REALTOR® Association was actively opposing this measure, sending post cards to affected property owners, mobilizing members to testify at city council meetings and communicating their opposition to the council. During first reading of the ordinance, REALTOR® opposition was specifically mentioned, and a few on council expressed that they might want to communicate more with the real estate community before passing something like this. It is a tremendous victory, and a testament to the influence that active REALTOR® associations can have on their communities. Good job, NMDRA!

State Legislative Update

○ Elimination of Senior Homestead Exemption

In 2000, voters approved a property tax exemption for seniors who were 65 years of age or older and had owned and lived in their home for the previous ten years. The exemption applied to 50 percent of the first \$200,000 of actual value. In 2006, the exemption was extended to veterans who met established criteria.

SB 276 seeks to eliminate the homestead property tax exemption for qualifying senior citizens and disabled veterans for 2009 and 2010 property tax years. By doing so, the bill's proponents hope to provide the state with additional General Fund dollars in the amount of \$91.4 million in FY 2009-10, and \$97.6 million in FY 2010-11. SB 276 is one among several efforts by state lawmakers, aside from the Long Bill, to help balance the state budget. CAR will continue to closely monitor this legislation.

○ Groff Reportedly Will Resign

According to various media outlets, Senate President Peter Groff is set to resign his legislative seat for an opportunity to work in the Obama administration. Rumors began swirling last week that Sen. Groff had been offered a job working in the U.S. Department of Education. He has served in the legislature since 2001 and in the State Senate since 2003. In 2007, he made history when he became the first African-American to be elected Senate President. He is widely known in Colorado for being a strong advocate for education.

We hope that you view this website as a valuable member service. It's another great benefit you get as a member of this association. As we continue to seek ways to increase the value you see in your membership, we hope you'll find this membership benefit helpful, and will keep you informed and motivated for many years! If you have questions or comments about anything related to government affairs, the PSF or legislative activity, please contact me at nbokone@gmdra.com.

“The only difference between a cult and a religion is the amount of real estate they own”

~ [Frank Zappa](#) (American Composer, Guitarist, Satirist and Song Writer, 1940-1993)