



Colorado Springs Newsletter

May 2024



President's Note - Lorenys Perez



Wow! What a whirlwind of a legislative session it was, right? Navigating the changes this legislative year has been challenging, but thanks to the diligent efforts of Ken Davidson, who spoke at our NARPM meeting in May, we have been kept well-informed and prepared. He did an excellent job of providing us with these problematic updates, and he has been invaluable in helping us understand the implications of new laws and regulations.

New regulations have been introduced to enhance tenant rights, including stricter controls on eviction or "non-renewal" processes. These changes necessitate careful adjustments to our management practices to ensure compliance and maintain good tenant

relations.

We are grateful to Ken for sharing his knowledge and research with us, and if anyone has any questions, please remember that he is an attorney and would welcome questions (but not for free) :-). You can reach him at 719-390-7811 or KENNETHDAVIDSON@EARTHLINK.NET.

The CLLC prepared a class regarding the new Habitability Law, SB24-09, which repealed and replaced the prior Warranty of Habitability; it imposes new timelines on certain repairs and extends the financial burdens on landlords of putting tenants in hotels (among other costs) when the home is deemed uninhabitable. This class was held via Zoom on June 12, it may be available online for those who missed it.

Don't forget to join us next month for our Summer Social at Ivywild School on Friday, July 19, from 4:30 to 6:30. We'll be at 1604 S Cascade Ave! We can't wait to see you all there!

President: Lorenys Perez 719-285-7949 Email Lorenys	Past President: Betsy Gossage 719-213-9100 Email Betsy	President Elect: Abigail Rael 719-243-6400 Email Abigail	Secretary: Raegan Lopez 719-213-9100 Email Raegan	Treasurer: Lance Kohler 719-243-6400 Email Lance	Membership & Hospitality: Charles D'Alessio 719-660-5223 Email Charles	Education: Rob Lynde 719-260-6871 Email Rob
Affiliate: Christy Lehmpuhl 719-533-2460 Email Christy	Legislative: Samantha Santee 303-665-7366 Email Samantha	Designation: Misty Berger 719-313-7156 Email Misty	Marketing & Website: Drew Barlett 719-213-9100 Email Drew	Newsletter: Dave Kraszewski 719-425-0311 Email Dave	New Member Mentor: Vacant	Social: Angie Finch 719-639-8364 Email Angie



Colorado Springs NARPM Calendar 2024

June 18th — Liz Cleyman - Finding Happiness Daily

July 19th — Summer Social at Ivywild 4:30pm - 6:30pm

August 20th — Attorney Debra Fortenberry & Associate Jot Singh

September 20th — Symposium

October 15th — Jefferey Riester - Colorado Dept of Law
Director of Legislative Affairs
& Sr. Assistant Attorney General

November 19th — Marc Cunningham

December 6th — Holiday Party at Elks Lodge



COLORADO SPRINGS
NARPM

SUMMER SOCIAL

FRIDAY, JULY 19TH 2024

4:30-6:30PM

IVYWILD SCHOOL

BRISTOL BREWERY

1604 S CASCADE AVE.

**TICKETS \$10 PER PERSON
INCLUDES 1 FREE DRINK
AND LIGHT APPETIZERS
NO WALK-INS**

**OTHER FOOD & DRINK OPTIONS AVAILABLE
FOR PURCHASE FROM IVYWILD**

THANK YOU PLATINUM SPONSORS!



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business**



MUST RSVP BY JULY 11TH !



Paul Miller

[STOP Restoration](#)

The Importance of Getting a Water Damage Specialist Involved — A Tenant's Mold and Water Damage Dilemma in Light of New Colorado Legislation

When a tenant calls to report mold or water damage, it's crucial for landlords to act promptly and involve a water damage specialist. Mold and water damage can have severe consequences on the health of tenants, the structural integrity of a property, and the financial stability of property owners. With the recent introduction of new legislation in Colorado, the stakes have become even higher, making it essential for property owners to understand the importance of professional intervention.

New Colorado Legislation — Recent legislation in Colorado has heightened the importance of addressing mold and water damage promptly and professionally. The new laws mandate that landlords take immediate action when notified of mold or water damage. Failure to comply can result in legal action, fines, and potential loss of rental licenses. This legislation underscores the need for landlords to act swiftly and responsibly, making the involvement of a water damage specialist not just a best practice but a legal necessity.

Tenant Rights to Habitability in Colorado — Under Colorado law, tenants have specific rights regarding the habitability of their rental units. These rights ensure that tenants live in safe and healthy conditions, free from significant health risks or severe structural issues. Colorado's Warranty of Habitability Act requires landlords to maintain rental properties in a condition fit for human habitation, which includes addressing mold and water damage promptly. Key aspects of this legislation include:

- 1. Timely Repairs: Landlords are obligated to make necessary repairs within a reasonable timeframe after being notified of an issue. If a landlord fails to address mold or water damage, tenants have the right to pursue legal remedies.**
- 2. Safe Living Conditions: Tenants are entitled to live in a property that meets basic health and safety standards. This includes proper ventilation, plumbing, and structural integrity, all of which can be compromised by water damage and mold.**

3. Legal Recourse: If a landlord does not comply with habitability requirements, tenants can file a complaint with local health authorities, seek rent reductions, or, in severe cases, terminate their lease without penalty.

4. Landlord's Liability: Landlords may be held liable for damages resulting from their failure to maintain a habitable living environment. This includes health issues caused by mold exposure or injuries due to structural damage.

Professional vs. Handyman — What is the difference?

- **Expertise and Training:** Water damage professionals undergo specialized training and certification to handle mold and water damage effectively. Handymen may not have the same level of expertise, potentially missing underlying issues or failing to properly mitigate.

- **Equipment and Techniques:** Water damage professionals use advanced equipment such as industrial-grade dehumidifiers, moisture meters, and air scrubbers to ensure comprehensive treatment. Handymen typically lack access to such specialized tools, limiting the effectiveness of their efforts.

- **Compliance and Documentation:** Water damage professionals are well-versed in local regulations and can provide the necessary documentation to demonstrate compliance with Colorado's new legislation. Handymen might not be familiar with these legal requirements, increasing the risk of non-compliance and potential penalties.

1. Act Immediately: When notified of mold or water damage, respond promptly. Delaying action can lead to more severe issues and potential legal repercussions.

2. Hire a Water Damage Specialist: Engage professionals who have the expertise, equipment, and knowledge to handle the situation effectively. Avoid relying on handymen who may lack the necessary skills and tools.

3. Stay Informed: Familiarize yourself with Colorado's new legislation regarding mold and water damage. Ensure that you comply with all legal requirements to avoid fines and penalties.

4. Invest in Prevention: Work with water damage specialists to implement preventive measures that can protect your property from future damage and ensure a safe living environment for your tenants.



By taking these steps, you not only comply with the law but also demonstrate your commitment to providing a safe and healthy living environment for your tenants. Protect your property, your tenants, and your peace of mind by making the right choices when it comes to mold and water damage.



May Luncheon Recap

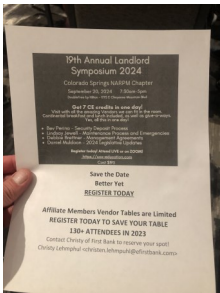
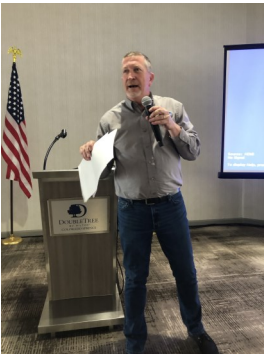
**Ken Davidson
Real Estate Attorney**

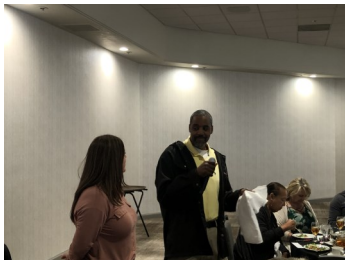
The Colorado Legislature made many changes to property management law in 2023. Among them, Occupancy Limits have been changed to forbid restricting how many unrelated people can live together. HOA's can no longer enforce covenants preventing home based businesses or ADU's. The reasonable accommodation bill no longer allows landlords to charge tenants to remove improvements such as wheelchair ramps or grab bars that they may install.

HB 1098, the Cause for Evictions bill, changes the way landlords evict tenants. All demand forms have changed. Serving requirements are different. No more certified mail demands. Demands need to be in English and whatever language a landlord knows a tenant speaks. Talk to your attorney about how this bill will affect your business practices.

Ken recommends landlords write all new leases to read 11 months so landlords can "test drive" a tenant before they are eligible for the eviction protections in HB 1098. There are only 6 reasons you can evict a tenant after 11 months.

SB 94, the Habitability Bill, increased habitability requirements for landlords. Be sure to read up on these changes.







June Luncheon Preview



**Liz Cleyman MPM, RPM
2002 NARPM National President
Broker / Owner New Sail Prop Mgmt
Finding Happiness Daily**

Liz is a licensed Real Estate Broker with a specialty in Property Management. She has been in the industry for fifteen years and has worked with hundreds of investors both large and small.

Liz is a member of the National Association of Residential Property Managers (NARPM) and has earned her Master Property Manager designation as well as her Residential Management Professional designation.

She has also had the honor to serve NARPM at the Local, State and National Level. In 2022 Liz held the office of NARPM National President.



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(719) 282-0997
Shane Hollis



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shane.h@restorationking.com



2336 E. PLaTte Ave.
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80909

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WATER DAMAGE RESTORATION

We specialize in water damage restoration caused by various incidents such as overflowing toilets, leaks, burst pipes and flooding.



MOLD REMEDIATION & INSPECTION

We address mold and mildew issues, ensuring safe removal and prevention.

We inspect damaged areas using advanced technology and thermal imaging to help identify moisture source and stop further damage.



ODOR, FIRE, SOOT & ATTIC TO CRAWL SPACE ENCAPSULATION

We handle fire damage restoration, including smoke cleanup, and structural repair.

We eliminate all offensive organic odors through a process that alters the odor molecules.

We encapsulate crawl space to prevent moisture buildup and improve indoor air quality.

Legislative Update



[Samantha
Santee](#)

Legislative
Chairperson

Here is your monthly reminder that if you haven't already gotten with your attorney to discuss any lease, application, and process changes that need to be made in light of the new legislation, do that as soon as possible!

If you would like a full breakdown of this year's legislation, please send me an email to samantha@coloradorpm.com and I'll send you one!

Happy Summer!

Samantha Santee
Legislative Chair





Affiliate Corner



[Christy](#)
[Lehmpehl](#)

Affiliate
Chairperson

Thank you to our March Table Sponsors!

Eagle Cleaning

Yazim Avila-Rodriguez

719-352-6356

**Bernardo Asset
Management**

Wayne Bernardo

303-670-4152

**Signature Springs
HVAC**

Rodney Frese

719-287-3577

**StayCozy Vacation
Rentals**

Lydia McLaren

719-755-5700

Second Nature

Mike Parker

720-298-3886

Sponsorship Opportunities are available for...
Summer Social, Landlord Symposium and Christmas Party...

Contact Christy for more details at 719.533.2460.



A BIG thank you to our Platinum Sponsors...

STOP Restoration – Paul Miller and Jason Ulmer

Second Nature – Mike Parker

RentVine – Nick Porter

Petralli Roofing – Shea Suess

FirstBank – Christy Lehmpuhl, Kris Gregory, Elizabeth Smith

Monthly luncheon sponsorships are available to the first 5 who register online each month. The cost is \$60 and includes one lunch. Additional meals can be purchased for others in your company at the regular rate.

Set up: Arrive around 10:45 am to set up your marketing materials and business cards. A 6' table and table cloth are provided. You'll want to be ready to mingle with attendees at 11 am.

Giveaway: You should bring a basket/bowl to collect business cards at your table for a door prize drawing. This is a great way to collect business cards from those in attendance. Door prizes can be a gift card (\$15-\$25), a service you offer (any value), small gift, etc.

2 minute commercial: You will have 2 minutes at the microphone to introduce yourself and tell the group about your business during the luncheon.

RECOMMENDATIONS

We recommend two people attend when hosting a table. This allows one person to stay at the table and the other can mingle.

We also request you don't sign up every month. We want to give all members the opportunity so we recommend signing up 2-3 times per year, plus the Landlord Symposium.

Direct any questions to your NARPM Affiliate Chair and banking expert

Christy Lehmpuhl

719-533-2460 (work) / 719-930-1399 (cell: call or text)

Christy.Lehmpuhl@efirstbank.com



2024 NARPM – Colorado Springs Chapter Membership Opportunities

Summer Social - Happy Hour at Ivywild: Date July 19th

Landlord Symposium - Friday, Sept. 20th from 7:30am - 5pm at the Double Tree Hotel

Holiday Party – Friday, Dec. 6th, more details to follow

Bundled Packages

1	2	3
Platinum Membership • \$1,100 • Summer Social • Landlord Symposium Plus • Holiday Party	Gold Membership • \$850 • Landlord Symposium Plus • Holiday Party	Silver Membership • \$500 • Landlord Symposium • Holiday Party

Individual Sponsorships

		
\$700 Landlord Symposium Plus	\$300 Landlord Symposium Basic	\$300 Holiday Party or Summer Social



2024 NARPM – Colorado Springs Chapter Membership Opportunities

	Landlord Symposium Plus	Landlord Symposium
Property Manager Testimonial	X	
Priority table placement	X	
Lunch with the attendees, up to 2 vendor meals	X	
Lunch with the attendees, 1 vendor meal		X
Skirted 6' table, with networking opportunities before and during planned breaks throughout the program.	X	X
Door prize drawing (max 2 prizes)	X	X
Company name displayed on chapter website banner	X	X
Ads and articles for the newsletter any time during the year *	X	X

*Reach out for submission details regarding newsletter ads and articles.

Holiday Party & Summer Social Participation Details

- Your participation helps cover the cost of the party, including casino night, live band and food.
- Recognition during the party thanking our event sponsors
- Have fun, mingle with fellow Chapter members
- No formal networking time and no need to bring marketing materials



Membership Chair / New Member Mentor

[Charles D'Alessio](#)

Berkshire Hathaway Synergy
Property Management

Membership Report

Hi it's Charles D'Alessio your Membership Chair on the BOD for NARPM. I just want to thank everybody for supplying information on your favorite vendor so that we could make our organization grow to the next level. Keep in mind that every time you have a vendor that you like, and if you remember, send them to me.

Charles@synergycolorado.com.

Part of having a great vendor network allows us to relate to each other trusted partners. I think we all agree that we want what's best for our owners. What is best for our owners is great vendors along with great Property Management.

Here are some tips to make sure that you have a great vendor relationship:

1. Make sure you ask them how long they've been in business and if they can send you some reviews/references.
 2. Make sure that you collect insurance from them, you wanna cover yourself and your owner.
 3. Make sure they have a way to communicate with you about work orders, that they take pictures and respond to you quickly.
 4. Consider 30-day net on collecting invoices and make sure the vendor knows that if they do not turn in an invoice, they will not get paid if outside 30 – 60 days.
- Finally, make sure you visit with your vendor at least twice a year whether it's a coffee, lunch, or special event.

Hope this helps and thanks for growing the organization. Members like you are why we are so powerful!



Membership Chair / New Member Mentor

[Charles D'Alessio](#)

Berkshire Hathaway Synergy
Property Management

Membership Report Continued...

Please extend a warm welcome to our new members & affiliates!

Kelly Miller	Colorado Best at Pikes Peak Dream	719-310-4462	Email
John Cook	Cornerstone Property Management	208-699-7133	Email
Uriah Jacobs	One Call Decon	719-210-0872	Email
Hannah Watts	Guardian Carpet Care	719-828-9928	Email
Miriam Wilson	Maid Miriam Cleans	719-367-8198	Email
Danae Stratton	Property Craft	719-557-9562	Email
Rich Boardman	Peak Roofing and Solar	408 636 3207	Email

Our Mission is to empower landlords and property managers from all over Colorado to become a part of the legislative process by offering a means to collaborate and negotiate with legislators while educating policymakers about the rental housing industry.

The Colorado Landlord Legislative Coalition aspires to create positive legislative change for those that provide housing for other and in turn the renters of Colorado.



Now more than ever, landlords need to be vigilant in protecting our rights. We cannot afford to stand by and allow lawmakers to make decisions regarding our livelihoods. We must unite and create political change.

PLATINUM MEMBER:

- \$500/Month (\$6,000 per year)

GOLD MEMBER

- \$250/Month (\$3,000 per year)

SILVER MEMBER

- \$100/Month (\$1,200 per year)

BRONZE MEMBER

- \$50/Month (\$600 per year)

MEMBER

- \$10/Month or \$120/year

Membership levels are designated for acknowledgment purposes and will be displayed as determined by Board.

Dues are not limited to the above amounts but dues paid between membership levels will be "awarded" the lower membership level until the next annual designated level is reached.

The CLLC is a non-profit organization supported and funded by donations, which are considered Membership Dues. Membership Dues are used to fund lobbying efforts and administrative costs. The more members that join the Coalition and contribute Membership Dues the larger our voice and our impact at the Capital. Please consider establishing a higher level of Membership to be recognized for your contributions and to help fund the CLLC for years to come.

Join us!