



Colorado Springs Newsletter August 2024



Substitute President's Note: Rob Lynde

"It's What We Do"

It's what we do. We solve problems and handle the unexpected. Who would think that the web host for Cox Education would go dark as we are all trying to register for the landlord Symposium? Not me and not Cox Education, that is for sure. With that said, we have survived and registration was different but successful. As of Friday the 13th we have well over 100 registered and attending!



I am very excited about the 19th Annual Landlord Symposium which also carries the designation of a NARPM State conference. As you know the event is this Friday, September 20th. Attendees will learn best practices concerning the management agreement, maintenance and emergency policies, move-outs and security deposit practices, and policy and procedural changes required and considered due to the 2024 legislation. Once again attorney Damian Cox will host and emcee the event. Attendees will walk away with lots of information and 7 hours of Continuing Education Credit. 20 affiliate members will be at the event eager to create the vital vendor–property manager relationship that is needed to keep our maintenance process running smoothly and our properties are well taken care of. (Continued Page 2)...

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

President's Note Continued...

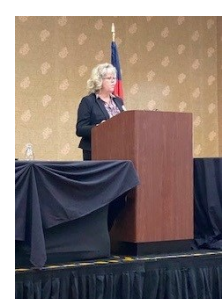
The day before, on September 19th we are fortunate enough to have Liz Clayborn, former NARPM National President, teaching Navigating the Legal Landscape of Colorado which will also give points toward a NARPM Designation. For more information on either of these two educational events contact me at Rob@MileStoneRES.com

I would be amiss if I didn't recognize and thank Fortenberry Law Group PC for their presentation at the August meeting. It was amazing to see the steps and different statutes that come into play when filing a legal action for something we have thought was very straight forward such as filing for an eviction. With all the legislation and statutes now in place, it is obviously not a simple matter. That is why we all need to have as Daniel Muldoon told me yesterday, "at least three attorneys on speed dial". Now, Ken Davidson will always be on my speed dial but taking Daniel's advice, I think I better put Fortenberry Law Group PC into my cell phone as well.

I look forward to seeing you at the 19th Annual Landlord Symposium this Friday.

Regards, Rob

P.S. We did order some extra lunches so if you missed registration, just email me and I'll make sure to get you in! Rob@MileStoneRES.com



19th Colorado State Landlord Symposium

Presented by: COS NARPM

September 20, 2024 7:30am-5pm

DoubleTree by Hilton - 1775 E Cheyenne Mountain Blvd

Get 7 CE credits in one day!

Visit with all the amazing Vendors we can fit in the room.
Continental breakfast and lunch included, as well as give-a-ways.

Yes, all this in one day!

- Bev Perina - Security Deposit Process
- Lindsay Jewell - Maintenance Process and Emergencies
- Debbie Brettner - Management Agreements
- Daniel Muldoon - 2024 Legislative Updates

Register today! Attend LIVE or on ZOOM!

<https://cox-education.com>

Cost \$195

Colorado Springs NARPM Designation Classes

September 19, 2024 9am-12pm and 1-4pm

At Specialty Appliance 2520 Zeppelin Road

Navigating the Legal Landscape of Colorado with Liz Cleyman

Earn 12 points toward a NARPM Designation
(No Colorado CE credits)

Cost: \$60

Register at coloradosprings.narpm.org

Colorado Springs NARPM Calendar 2024

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



August Luncheon Recap

Fortenberry Law Group

Debra Fortenberry

&

Jot Singh

Debra Fortenberry and Jot Singh from Fortenberry Law Group spoke to our group in July. Debra has been continuously licensed and practicing law since 1989. During her career, she has counseled and represented over a thousand individuals and businesses in real estate, business matters and litigation throughout the State of Colorado.

Jot is a real estate attorney at the Fortenberry Law Group P.C. in Colorado Springs, CO. Jot practices in the area of real estate litigation concerning claims for failure to disclose, Colorado's Construction Defect Action Reform Act violations, forcible entry and detainer (evictions), landlord / tenant disputes, eminent domain proceedings, land encroachment and continual trespass, easement disputes, HOA representation, public trustee foreclosure proceedings, land partition, and quiet title actions.

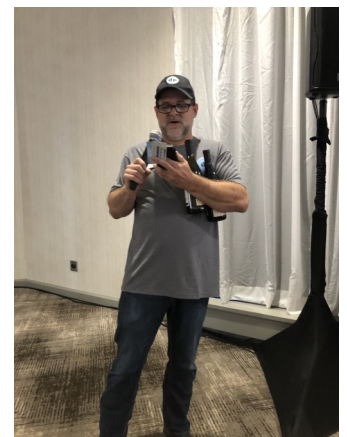
Debra and Jot presented on Pitfalls and Hot Topics in Property Management. Among them include the new complexities of evictions from 2024 Colo. HB 1098, new unenforceable and void lease terms, a revised Warranty of Habitability, Right of First Refusal for multifamily sales, and a proposed vacancy tax.

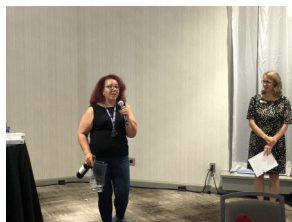
Evictions have gotten more complex; his presentation was a very abbreviated version and does not cover over half of the changes. The process is significantly more time consuming and costly; the changes are so numerous that you should talk with an attorney when approaching these situations.

Questions?

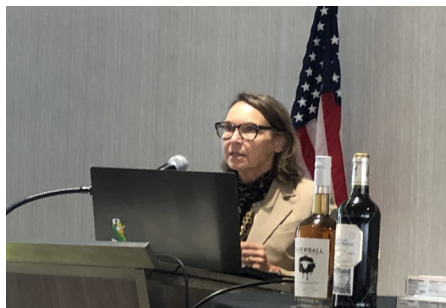
Reach out to Jot at jot@fortenberrylawgroup.com













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SCAN





October Luncheon Preview

We are pleased to announce that **Jeffrey Reister, Director of Legislative Affairs / Senior Assistant Attorney General of Colorado**, will be joining us for our October meeting. Jeffrey develops and manages the legislative agenda for the Attorney General while supporting the various state departments with legal and policy advice.

While in office he secured \$120,000 in additional funding for the Safe2Tell program to mitigate funding losses and challenges as part of the COVID-19 pandemic. He is a key expert on data privacy, consumer protection efforts, and criminal justice improvements.

Jeffrey supports outreach and engagement efforts to help with messaging and to build out the department engagement network. He litigates various professional licensing cases on behalf of the Department of Regulatory Agencies and their professional boards.

Don't miss this opportunity to learn about how DORA works and tips on how to avoid an audit. Be sure to bring your questions as this will be your chance to get up close and personal with one of the state decisionmakers that affects our industry.

Affiliate Corner



[Christy
Lehmpuhl](#)

Affiliate
Chairperson

Thank you to our
August Table Sponsors!

Caya's Painting

Yadira Sierra

719.985.1464

Eagle Cleaning

Yazim Avila-Rodriguez

719-352-6356

RentVine

Nick Foster

206.398.9227

Altitude Heating & Air

Raymond Mclain

719-209-4955

Dependable and Professional

Dory Hornsby

719.638.0019

Maid Miriam Cleans

Miriam Wilson

719.367.8198

Signature Springs HVAC

Rodney Frese

719.287.3577



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

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

DRC – Phil King and Casey Hickox

EE Cleaning – Ryan Jackowiak

Planet Duct – Brandon Kirk

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

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Legislative Update



[Samantha
Santee](#)

Legislative
Chairperson

If you are interested in joining the 2025 Legislative Committee, please let me know! We are gearing up for another interesting year for legislation, and look forward to having a strong committee! Affiliate members, this invitation extends to you as well!

Please contact me by email at samantha@coloradorpm.com, or in-person at any of our NARPM events if you have any questions about the committee, or if you would like to join the team!

Just a reminder: if you haven't already, please get with your attorney about lease, application, and process changes that need to be made to stay in compliance with the new laws passed this year. I know that there are new lease requirements that need to be made as of 2025!

Happy Fall, everyone!
Samantha Santee
Legislative Chair



Membership Chair /
New Member Mentor

[Charles D'Alessio](#)

Berkshire Hathaway Synergy
Property Management

Membership Report

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

[Logan Daniels-Engenvold](#) Dynamic Renovation Contractors 719-287-4937

[Reed Hampton](#) Blue Phoenix Mechanical 719-360-7571

[Yadira Sierra](#) Caya's Painting 719-985-1464

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!