



Colorado Springs Newsletter

September 2024



Guest President's Note: Rob Lynde



The 18th Landlord Symposium was held on September 20th. That is 18th as in EIGHTEENTH, not the 19th as it was advertised. I know that for certain, as I was cleaning up my office bookcase last week and moved a binder with information on earlier Landlord Symposiums. The first one was held March 16th, 2007 but the PLANNING started in 2006 which caused my brain to think we were on the 19th Landlord Symposium, not the 18th. I do apologize for the misinformation. What I found relevant when looking at the 1st and 18th Landlord Symposium were the similarities.

As we did this year, attendees got 7 hours of Colorado Continuing Education on property management-specific topics. However, that first year we had 7 – 1 hour topics. We had Colorado Springs Professional Members Shannon Dowda-Norgord, Nancy Ryan, Misty Berger, Danielle Jaeger (Coke), Sheri Dea Brown, Carolyn Rogers, Matt Rogers, Benji Dowda, and Wayne Guthals as well CeCe Martinez from the Colorado Springs Housing Authority and attorney Jack Scheuerman share their insight on many different subjects. This year we had professional NARPM members, Lindsay Jewell from the Western Slope, Bev Perina from the Northern Colorado Chapter, Daniel Muldoon from our Colorado Springs Chapter. We had expected Debbie Brettner from the Denver Chapter who was to go into more detail on fewer subjects, unfortunately, Debbie was unable to make it so as you know, and much to Damian Cox's disappointment, I taught Debbie's education session. We didn't have an attorney speak as we did the first year but with Attorney Damian Cox as the emcee to keep us (not out of trouble) aware and cautious and to remind us not to go afoul of the law, I think the presenters were very similar to that first year, 18 years ago. I reviewed Wayne Guthals' Top 25 Tips for Property Managers, they are still relevant today! Maybe we will bring them back for the 19th Landlord Symposium to be held on September 19, 2025.

I want to THANK all those who presented at the first Landlord Symposium, all those who have attended all 18, those who have helped put on one, some, or all of the 18 landlord Symposiums, and especially those who spent hours putting down their best practices in order for us to pick up an idea or two that maybe, just maybe, we should incorporate into our best practices. All the while giving all of us valuable continuing education credit which is now, THANKFULLY submitted and tracked by Cox Education. See you next year at the 19th Landlord Symposium.

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Colorado Springs NARPM Calendar 2024

October 15th — Jefferey Riester
Colorado Dept of Law, Director of Legislative Affairs & Senior Assistant Attorney General

November 19th — Marc Cunningham

December 6th — Holiday Party at Elks Lodge





COLORADO SPRINGS
*Mingle &
Tingle*
NARPM

December 6th, 2024

Join us for our End-of-Year celebration!

Deuces Wild
Red Rocks Rebellion
Dinner & Dancing
Festive Attire Encouraged!

RSVP by November 27th!

**December 6th | 6PM
Colorado Springs
Elks Lodge
3400 N Nevada Ave**

**\$10 Registration Required +
an unwrapped toy for
Toys 4 Tots**



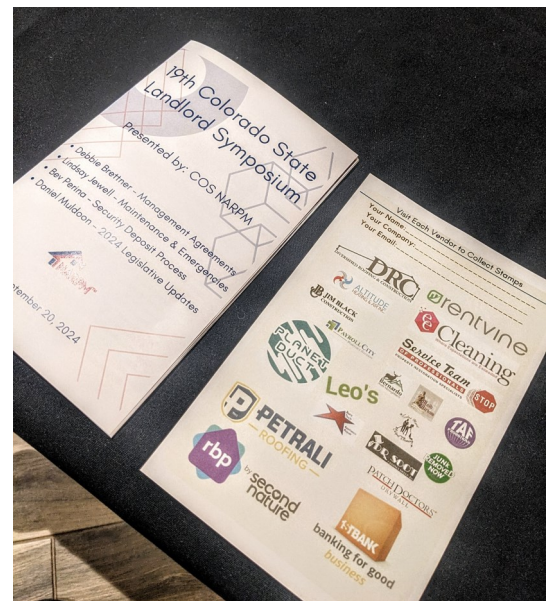
Symposium Recap

In September our chapter hosted its 19th Annual Symposium. Thank you to all who could join us! We enjoyed a full day of education, networking, and property management comradre! Who wouldn't like crossing off 7 CE Credits from your chore list in a single day?

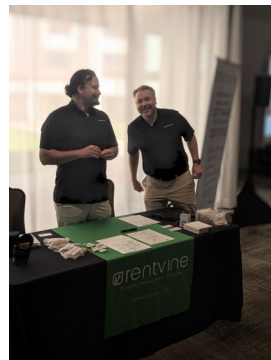
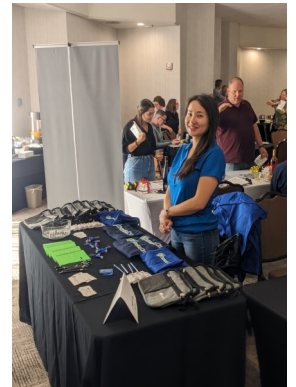
Our own Rob Lynde stepped in and saved the day when our first speaker, Debbie Brettner from Denver NARPM, was unable to make it last-minute. Lindsay Jewell made a trip from the Western Slope NARPM to educate us on property maintenance. In the afternoon Bev Perina, of Northern Colorado NARPM, talked to us about Move-in / Move-outs and Security Deposit returns. And finally we talked Policies and Procedures changes due to changing legislation with Daniel Muldoon of our Chapter and the CLLC.

We want to extend a special thanks to our Sponsors! This event couldn't happen without you. The Symposium was an excellent chance for Property Managers to connect with our affiliates so we can learn about your services. The wealth of knowledge you bring to the table is invaluable.

Next year will be our 20th Symposium so expect some extra pomp and circumstance. :-)









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 Symposium Sponsors!

Platinum Sponsors

STOP Restoration	Paul Miller	719-482-8288	paul@stopcos.com
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Junk Removed Now	Ray Whitcomb	719-297-1080	contact@junkremovednow.com
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Bernardo Asset Management	Wayne Bernardo	719-670-4152	wayne@bernardoasset.com
Payroll City	Diana Thate	719-600-9411	d.thate@payrollcity.com
Tailor Maid Carpet Cleaning	Moises Taylor	719-388-6773	tailormaidcarpetcleaning@gmail.com
Dr. SOOT, Chimney Sweep	Martha and Lou Neitz	719-598-4466	info@dr-soot.com

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





Legislative Update



[Samantha
Santee](#)

Legislative
Chairperson

Election Day is just around the corner...are you prepared to vote? You should have received some election materials in the mail, and I'm not talking about those oh so wonderful "Vote for Me!" ads. Read through your blue book and any county election material you receive as a good primer on what each ballot initiative is and the pros and cons of voting for or against it. There are some state-wide measures, and also local government mill levy changes, if my understanding of this year's ballot is correct. I'm not here trying to endorse any specific position, initiative, or candidate, just encouraging you to do some research before casting your vote.

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!

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!*

Jared Scott

This Is How We Move It

719-900-4545

[Email](#)

Members: We welcome visitors at our luncheons! Consider inviting your property management friends who are not in our chapter to the next meeting

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!