



Colorado Springs Newsletter

November / December 2024



Lorenys Perez — President

It has been an absolute honor to serve as your 2024 President. This year has been filled with incredible learning opportunities, meaningful relationships, and plenty of laughs along the way. We were fortunate to have some truly amazing speakers who not only educated us but kept us entertained with their wit and wisdom.

I'm so grateful for this wonderful NARPM community of passionate and dedicated individuals. You all inspire me daily with your commitment to excellence.

Thank you to everyone who attended our Christmas party! It was an incredible evening filled with festive music, lively casino tables, and unforgettable moments. A special thank you to Angie and Rosie for your incredible dedication in making the Christmas party such a success. Your hard work and energy truly made the event unforgettable!

As we prepare to welcome 2025, I am thrilled to pass the torch to Abigail Rael your incoming President for Colorado Springs NARPM & amazing board members. With a lineup of fresh and insightful speakers, I know the upcoming year will be nothing short of spectacular.

Thank you all for a fantastic year! Here's to continued growth, knowledge, and of course, a little humor along the way. God Bless you all.

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 2025

January 21, 2025

Jim Flynn – Mediation vs. Arbitration and till death do us part
— what to do when an owner dies

[ACU - 1pm-5pm after meeting Rob Lynde](#)

[In-person and Zoom - Discount Code ACU25 for \\$15 off](#)

Jan 22nd Policy and Procedures — Rob Lynde - Zoom

February 18, 2025

Pete Muccio – What to do when a tenant dies

2025 NARPM Capital Summit – Washington DE 4th -5th

Feb 12 Residential Leasing in Colorado – 3hrs 9-12 Zoom

Feb 26 Owner expectations and the management agreement
3 hours - Zoom

March 18, 2025

Marcia Waters - Director CO Dept of Real Estate

March 12 Residential Leasing in Colorado 3 hours - Zoom

March 24-26 2025 NARPM Broker/Owner Conference
located at The Broadmoor

April 15, 2025

Mediation - Cameron McDonald

EDI / CARE Problem Solving

Court Coordinator, 4th Judicial District

Fair Housing Class after Meeting

2-hours Cox education — In person and Zoom



Colorado Springs NARPM Calendar 2025

May 20, 2025 – Ken Davidson (Property Management Attorney)
May 28th Property Management Trust Accounting
Rob Lynde – Zoom

June 17, 2025 - Methamphetamine & Rental Properties
Paul Miller - STOP Restoration

July, 2025 – Summer Social

August 19, 2025 – Bev Perina - Emergency planning

September 19, 2025 – Landlord Symposium
Class Sept 18

October 28, 2025 — Convention Review and Breakdown
Convention Attendee Panel
National Convention Oct 20-23 – Orlando

November 18, 2025 — Debbie Bettner – Holiday Horrors
Veterans Day

December, 2025 – Holiday Party



The CLLC (Colorado Landlord Legislative Coalition) is becoming the CHC (Colorado Housing Coalition)

This change is necessary for nonprofit status compliance as our organization seems to make an even greater impact legislatively. Additionally, it helps us to have a more impactful voice with individuals who have a negative predisposition to the word “landlord.” Here is a portion of formal CLLC/CHC announcement, released to members last week:

The Colorado Landlord Legislative Coalition (CLLC), a 501(c)(3) organization, was originally founded to focus on education about the rapidly changing landscape of Colorado legislation. Our mission was to equip property owners, landlords, and housing stakeholders with the tools and knowledge to understand and adapt to these legislative changes.

As the volume and complexity of housing-related legislation have grown, so too has the need for a more robust and proactive approach to advocacy. To meet this challenge, we are proud to announce the transition and launch of the Colorado Housing Coalition (CHC) as a 501(c)(4) organization. This new entity will allow us to go beyond education and take an active role in shaping housing policy and advocating for property rights.

The CHC is committed to protecting property rights, preserving small landlord housing availability, and ensuring balanced legislation that benefits both tenants and property owners. We invite you to join us in this as we redefine ourselves as an organization to ensure we’re properly structured to have the most impact and as we work to create a fair, sustainable, and equitable housing landscape for all Coloradans.



We are asking that all CLLC members renew their 2025 Membership through the CHC, [linked here](#); If you have a recurring CLLC payment we can cancel this so you can change your membership to the CHC with the link above.

At CHC, we understand that housing is more than a basic necessity—it’s the foundation for thriving communities, economic stability, and individual well-being. Our mission is to bring together diverse stakeholders, including policymakers, industry leaders, nonprofit organizations, small landlords, and community advocates, to address the multifaceted challenges of housing in Colorado.



Denise Snowdon Obituary

Denise "Denny" Snowdon

July 1, 1954 —

December 3, 2024

Denise (Denny) Irene Snowdon, 70, passed away on December 3rd after a dignified battle with dementia. Denny passed away peacefully surrounded by her loving family.

Denny was born July 1st, 1954 to Duane and Bonnie Johnson in Colorado Springs, CO. She was the second-born of three children, with an older and younger brother. Denny grew up wildly chasing in the footsteps of her father following a passion for horseback riding and barrel racing. Determined to make a name for herself in a family of rough and tough cowboys, she characterized her childhood and young adult years with hard work, integrity, and fortitude. Anything the boys could do, she could too.

In the late 70's, Denny moved her life to Chicago for her first marriage and in 1978 welcomed her daughter Elizabeth O'Neal. Shortly thereafter, she returned back to Colorado Springs and started a career in real estate where she met Jeff Snowdon when she hired him as a contractor; they married in 1984. Denny and Jeff went on to have two more daughters, Emily and Molly Snowdon.

Denny and Jeff were not only life partners but also business partners. They built Select Property Enterprise, a residential property management company, from the ground up. At the peak of their business, they managed over 380 residential properties, working with 350 owners, and supporting 380 families across Colorado Springs, Fountain, Manitou, Monument, and Woodland Park area. Denny and Jeff selflessly served their community until retirement in December 2020. They owned their business for 32 years. Denny was also actively involved in the National Association of Residential Property Managers (NARPM), where she was a founding member of the Colorado Springs Chapter and local President. She also served on the National Board for NARPM and became National President in 1998.

Many of you would know her husband Jeff Snowdon, as he and Denny were constant figures at NARPM educational events and luncheons. Denny was a constant source of information and mentor for any who asked. She was always available to consult with when dealing with issues from Fair Housing, unruly tenants, and challenging owners.

Denny had and will continue to have a large influence on the Colorado Springs Chapter. Not only did she stress the need to collaborate and share policies and procedures, but her focus of education within the chapter was key to establishing the Colorado Springs Chapter. She also recruited Christy from First Bank who has been a key affiliate for many years. Denny will be missed by many NARPM members but her positive influence in our chapter will live on!

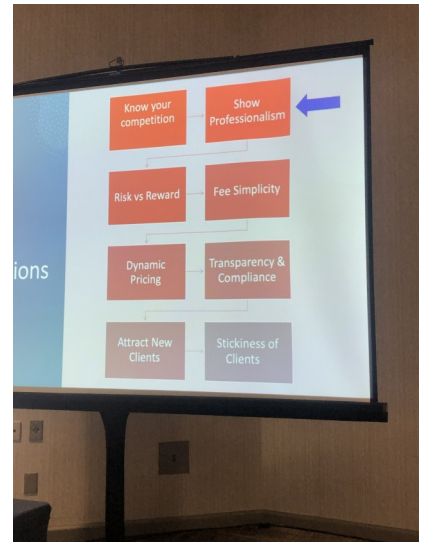
November Meeting Recap

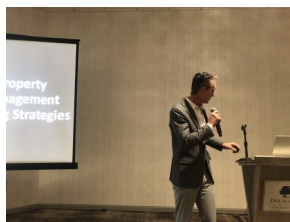
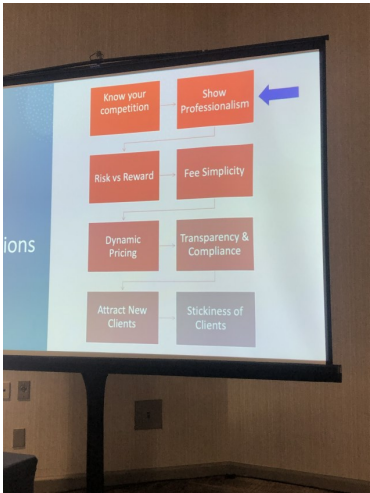
In November Marc Cunningham, owner of Grace Property Management and PM Build, a firm dedicated to helping property managers build, grow, and protect their companies.

When providing property management services, Marc believes in providing full service vs limited service model. Don't compare yourself to what your competitors are doing when it comes to discount property management. Your competitors will be out of business soon if they can't be profitable.

Make sure owner clients understand the value of your services. When speaking with them reference how many anti-landlord bills have passed and what the new consequences when landlords violate them. Don't offer tiered pricing. He believes price lists cheapen our services. Offering deep discounts cheapens perceived value.

At your yearly review meeting, perform a risk assessment with your clients. Consider charging risk premiums for certain properties, such as if they are in a bad area, a property that attracts poor tenants, or it is unmaintained. Make sure you are sending out a year end owner letter. That is a perfect time to raise prices.







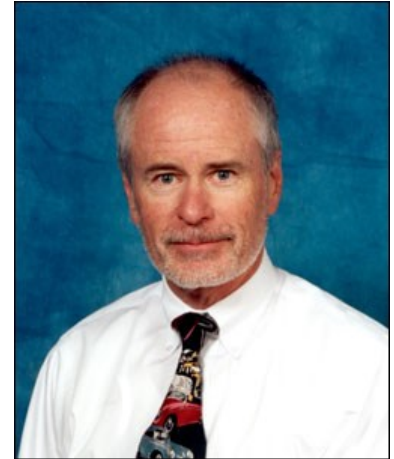
The collage consists of 18 individual photographs arranged in a grid-like fashion. The photos capture various moments from a Christmas party held in a large, well-lit room. In several photos, groups of people are seated at round tables covered with white cloths, enjoying food and drinks. Some individuals are wearing festive costumes, such as Santa hats, reindeer antlers, and holiday-themed pajamas. Other photos show people engaged in activities like playing pool on a green felt table. A few photos depict people dancing or posing for group pictures in front of a decorated Christmas tree and string lights. The overall atmosphere is festive and social, with many participants smiling and posing for the camera.





January Luncheon Preview

***Jim Flynn - Flynn & Wright, LLC.
Attorneys at Law***



Jim will share his expertise on **Alternative Dispute Resolution**. He will discuss the pros, cons, and benefits of Arbitration and Mediation which may cause you to consider some changes in your management contract. Jim will also delve into the possible effects of when an “owner” of the property dies and how it affects the property management arrangement.

After serving in the Navy, Jim earned and received his JD degree from Stanford Law School. Became licensed to practice law in Colorado 1974; practiced business and commercial law (transactional and dispute resolution) through 2019; represented numerous health care providers and nonprofit clients; starting in 2015, his practice was largely limited to mediation services.

Jim is a current contributor to the Colorado Spring Gazette putting current legislative and legal issues in understandable language we can all understand. He has served on Nonprofit boards including the Colorado Springs Fine Arts Center; Humane Society of the Pikes Peak Region; Rocky Mountain Health Care Services – PACE.

Jim is also a author of 9 books, is married to Anne Marie; has three kids; six grandkids; two Golden retrievers (Jack and Gracie) rescued out of mid-west puppy mills); likes to fly fishing, baseball, and cars. Jim can often be found at the downtown YMCA or out on his bike on the downtown trails.



We could not do our jobs as Property
Managers without the incredible
experience and knowledge that your
companies provide, and Colorado
Springs NARPM would not be the
same without you all!





NARPM Scholarships

Ready to Level Up as a Property Manager?

The National Convention for NARPM is where growth, knowledge, and networking collide! Whether you're looking to sharpen your skills, build connections with industry pros, or take a step closer to earning your designation, this event is your ultimate opportunity.

Here's the best part: our Colorado Springs Chapter offers *scholarships* to help offset the cost for those actively working towards their NARPM Designation! If you're ready to invest in yourself and your career, we want to hear from you.

Tell us why you want to attend and what you hope to gain from this experience. You must meet all other eligibility requirements.

Don't wait—this is your time to shine. Apply for a scholarship, pack your bags, and get ready to elevate your property management game!

Questions?

Maggie Barrentine

Membership Chair 2025

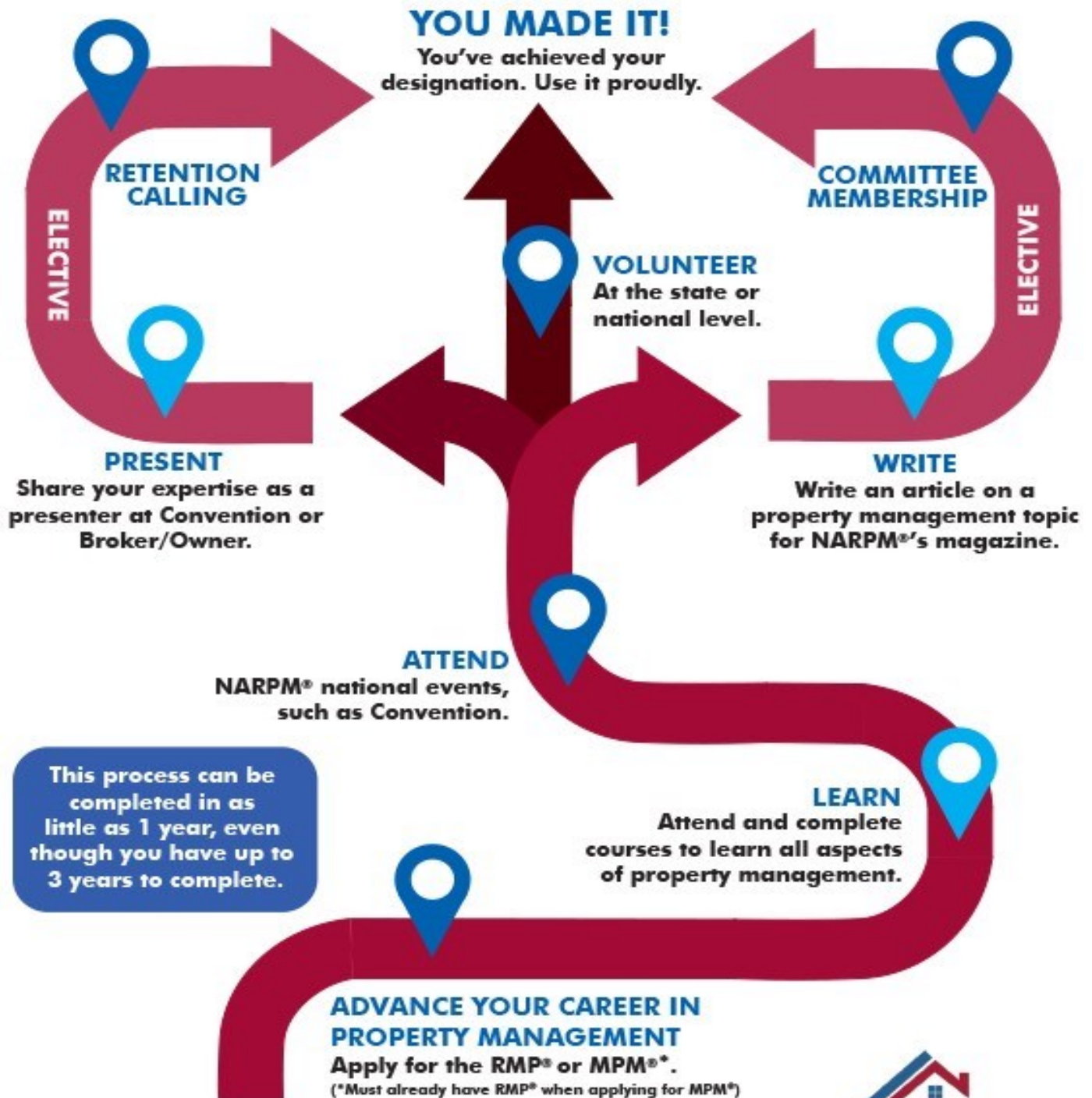
maggie@alliancecolorado.com





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Affiliate Corner



[Christy
Lehmpuhl](#)

Affiliate
Chairperson

A **BIG** thank you to our **HOLIDAY PARTY SPONSORS...**

Leo's Sewer & Drain Service -- Dave Book
Altitude Heating and Air – Lonny Crawford
STOP Restoration – Paul Miller and Jason Ulmer
Second Nature – Mike Parker
RentVine – Nick Foster
Petrali Roofing – Shea Suess
FirstBank – Christy Lehmpuhl, Kris Gregory,
Elizabeth Smith
DRC – Phil King and Casey Hickox
EE Cleaning – Ryan Jackowiak
Planet Duct – Brandon Kirk

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



Affiliate Corner Continued...

Thank you to our November Table Sponsors!

TAF Promotions

Theda Furlonge
719-473-1757

Legacy Vacation Homes

Tony Semadeni
719-291-7055

Eagle Cleaning

Yazim Avila-Rodriguez
719-352-6356

Caya's Painting

Yadira Sierra
719.985.1464

Signature Springs HVAC

Rodney Frese
719-287-3577

This is How We Move It

Jarred Scott
719-900-4545

New Year Reminders:

Member dues for 2025 are \$150 per affiliate company. Don't forget to pay!

Vendor table fees for 2025 will be \$80 (includes one lunch). Reserve your spot online as space is limited.

February is Vendor Appreciation Day - See flyer for more details. Registration will be available online after the Jan. luncheon.

2025 Sponsorship packages are now available. Check out the benefits on the attached flyer.

Legislative Update



[Samantha
Santee](#)

Legislative
Chairperson

For this final update of the year, I wanted to take a moment to look back and acknowledge the hard work of the whole committee. The Legislative Committee had a lot to track, discuss, and act on this year, and it can really take a toll if you're not used to dealing with legislation.

I wanted to say Thank You to everyone on the committee this year:

Spencer Abetya

Matthew Yost

Karen Santee

Jewel Monje

Without you four, our committee couldn't have been successful this year.

I hope everyone has a very Merry Christmas, or if you don't celebrate Christmas, have a very happy Holiday Season!

See you all in the New Year!



Membership Chair / New Member Mentor

[Charles D'Alessio](#)

Berkshire Hathaway Synergy
Property Management

Membership Report

Members, I'm excited to announce **Maggie Barrentine** as the Membership Chairman and **Mandy Campbell** as the Membership Vice Chair of NARPM for 2025! Thanks for your support and growth in the last 4 years. I truly appreciate it. I have one favor:

As we enter the new year, please help Maggie and Mandy with new member introductions. One of the most important things that can happen is your participation, fellowship and interaction with your peers, vendors and of course getting educated. I look forward to seeing you at the Luncheons & Events and here's some information that could help you.

Monthly luncheons are \$40 and \$50 at the door. Here is the schedule for the Monthly luncheons:

Jan 21 11a-1p, **Feb 18** 11a-1p, **Mar 18** 11a-1p, **April 15** 11a-1p, **May 20** 11a-1p, **June 17** 11a-1p, July NO MTG (Summer Social), **Aug 19** 11a-1p, **Sept 19 NARPM Symposium w/7 C.E. Credits** (7:45a-4:30p), **Oct 28** 11a-1p (one week later due to NARPM Nat Conf), **Nov 18** 11a-1p, **Dec 2025** NARPM Holiday Party.

Subject to changes.



Membership Report Continued...

Each event will have a speaker or some sort of educational component that will be very valuable to you. Please be on the lookout for updates to events and we look forward to seeing you in 2025.

Now to register for the luncheon, use this link and log onto <https://coloradosprings.narpm.org>.

Some exciting news, 2025 Broker/Owner conference is at the Broadmoor on Mar 24-26 so a great opportunity for all local Broker / Owners to attend.

Please welcome our new chapter affiliates!

Randy Clark [Paramount Environmental](#) 719-291-0677 [Email](#)

Shari Abeyta Restore - Repaint Company 719-623-3388 [Email](#)

James Willoughby [Springs Electric](#) 719-237-6112 [Email](#)