

What You Need to Know About Email Notifications of New Listings

If you are actively looking for a home to buy, you're probably receiving email alerts that you've created yourself on some public-facing real estate site, such as Trulia.com, Zillow.com, COHomefinder.com, or our own site, GoldenHomeSearch.com.

No public-facing website, however, can provide the kind of alerts which any agent can set up for you.

That's because no consumer web site gives you the opportunity to search on every MLS data field.

Several MLS fields have particular interest for consumers. Dog owners want to find homes with fenced yards. Horse owners want to find

horse properties. People with allergies look for pet-free or smoke-free homes. Aging baby boomers favor homes with main-floor master suites. People with RV's want to find homes with RV parking and no covenants. These are just a few of the fields that cannot be searched on consumer sites but which an MLS member like myself can search in setting up email alerts for you.

Another problem area is postal addresses. Let's say that you want to buy a home in the City of Golden, not just a home with a Golden address. If you search for "Golden" on any consumer website, you'll find over 130 active listings, but only 9 of them are in the City of

Golden. The others simply have Golden addresses, ranging from upper Coal Creek Canyon in the north to Applewood in the east and Genesee in the west. No consumer website I'm aware of allows you to distinguish between listings with Golden addresses and listings that are actually in the city of Golden. The same can be said of Littleton and other postal addresses. Using Metrolist's new and improved map search, however, it is not hard to set up searches which match the exact boundaries of Golden, Littleton or any other defined area — even non-contiguous areas.

Another difference between email alerts from consumer websites and those sent by MLS members is how quickly you receive them. Consumer websites will send you listings daily, but Metrolist can send new listings

within 15 minutes of them going on the MLS. In our current market with very few listings, knowing about a listing instantly can get you into a home before other buyers.

Recently I became aware of a peculiar search problem on Zillow.com. I'm referring to searching for homes in Genesee, a foothills area with Golden addresses. Zillow, in its wisdom, thought it appropriate to create a non-existent city of Genesee, Colorado. You have to search "Genesee CO" to find any listings in that area, and if you search "Golden CO" you won't find any Genesee listing. You can imagine how upset one of our sellers was when they searched for their Genesee home on Zillow using "Golden" and couldn't find it. We have asked Zillow to correct this mistake, but so far no response.

REAL ESTATE TODAY



By **JIM SMITH**,
Realtor®

State Legislature Passed Several HOA Laws in 2013

As an HOA board member myself, I'm glad to report that the Colorado Legislature passed several laws regulating HOAs and their management companies in 2013. Although an earlier legislature had created the HOA Information Office and Resource Center, it had no enforcement powers whatsoever. The new laws move in the direction of actually regulating HOAs and their managers. For starters, all HOAs are now required to register with the HOA Office within the Division of Real Estate and to provide useful registration information.

Another law specifies how HOAs must deal with homeowners who are delinquent in their dues payments. The law mandates that associations must offer members payment plans and tightens the requirements for HOA's to foreclose.

HOA managers, management company CEOs and those who supervise HOA managers will be required to be licensed starting in 2015. To be licensed they will have to complete educational requirements as determined by the Division of Real Estate, pass a state test which is now being developed, and pass a criminal background check. Most legitimate HOA management companies are welcoming this new requirement for licensing and certification..

I have posted a more detailed description of these laws online at www.JimSmithBlog.com

This Week's Featured New Listing

You'll Love This Home Backing to Stream Next to Country Club

Green Acres is a quiet neighborhood of about 100 homes nestled between Wadsworth Blvd. and the Lakewood Country Club. A couple streams run through this neighborhood, one of them behind this home. This particular home at **790 Crescent Lane**, built in 1955, is being sold by its second owners, who have owned it for over 30 years and are now ready to downsize. Visitors over the years have consistently described it as a warm, cozy home, with a loving, homey feel to it. They express surprise that such a quiet enclave can be so close to downtown (10 minutes), Cherry Creek (15 minutes) and Belmar (5 minutes), each with their own attractions. The hot water heat and effective use of glass brick may contribute to the relaxing feeling of this home. The sellers describe how this house has supported them in the professional creative and artistic pursuits. With its four levels, including a finished basement, the home allows them to pursue both their separate and common interests. How will your family make use of its spaces? **Open Saturday, 1-4 pm.**



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