**With His Veto of HB-1212, Gov. Polis Ended the Licensing of HOA Managers**

Governor Polis surprised everyone with his May 31st veto of House Bill 1212, which would have extended the licensing of Community Association Managers (CAMs). CAM licensing began in 2015 but was subject to renewal in 2018, under its "sunset" provision. Accordingly, the Colorado Department of Regulatory Agencies (DORA) conducted a sunset review recommending renewal of CAM licensing. The Democratically controlled House of Representatives passed a 2018 bill renewing CAM licensing, but the Republican controlled Senate killed it, thereby requiring DORA to enter into a year-long wind-down of the program, with July 1, 2019, as the total ending of CAM licensing.

With the Democrats taking control of both houses of the General Assembly and the governorship this year, observers expected that a bill continuing CAM licensing would be passed by both houses (which it was) and signed by the Governor in time to save the program — but it wasn’t. As a result, when July 1 arrived this month, all CAM licensing ended more abruptly than was anticipated at the end of the legislative session. Gov. Polis’ signature on HB 1212 would have prevented that from happening.

HB 1212 had been weakened somewhat due to aggressive lobbying by the Community Association Institute (CAI) whose membership consists primarily of HOA management companies. Efforts by Stan Hrincevich, an outspoken homeowner advocate and president of the Colorado

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**2-Bedroom Arvada Townhome Just Listed by Chuck Brown**

This magnificent townhome at 5242 Union Court #3 in Arvada is located a short walk from the Ward Road G Line light rail station, not far from I-70. This home is a stunner and was completely remodeled for the current owner with high-end finishes throughout. The first floor features a great room, large kitchen with bar counter, and a powder room. The second level features a large living room with custom fireplace surround, skylights, and the master bedroom with a gorgeous tiled bathroom. In the basement you will find a guest bedroom, another living room, laundry room and 3/4 bath. There is an outdoor patio at the front of the unit with brick wall surround and custom metal gate. It has a 1-car attached garage. To view this exceptional townhome and all of its custom upgrades, check out the narrated video tour at www.ArvadaTownhome.info, then call your agent or Chuck Brown at 303-885-7855 for a showing. Chuck will hold it open Saturday, July 13, 11am to 3pm.

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**Wheat Ridge Patio Home Just Listed by Andrew Lesko**

Buyers will find top quality features throughout this lovely 2-bedroom, 2-bath home at 10721 W. 45th Avenue in the Fruitdale Patio Homes subdivision. It features tile and wood floors and all neutral colors as well as brick construction, newer (2016) roof, Anderson windows and Pella doors. Additional features include the extra wide, finished 2-car garage with sink and utility closet with newer Goodman gas furnace and Rheem gas water heater. You will love the interior flow of this gorgeous home from the spacious kitchen, living room with gas fireplace and vaulted ceilings and tons of natural light to the bedrooms which overlook the back garden areas. Fruitdale Patio Homes is a small self managed community located close to Prospect Park with miles of trails along Clear Creek. Just a few minutes away is the Wheat Ridge Rec Center, Gold Line light rail, and I-70. Take a video tour at www.WheatRidgeHome.info, then call your agent or Andrew at 720-710-1000 for a private showing. Open house Sat., July 13, 11-3.