



Weston Baur
President

Weston has over 23 years experience in Real Estate management. As the previous owner of Ed Baur Management, Inc. and Florida Community Management in Gainesville FL, he grew the firm to the largest of its kind in Alachua County, managing close to 900 rental units and 29 homeowner associations. His past expertise has helped him build a solid business with strong management relationships.

Weston focuses on understanding his client's investment needs in order to provide the best service possible.



Scott Henderson
COO, CFO

Over a decade ago, Scott took over ownership and management of his family's management firm, Personalized Management Services. Drawing from years of experience in the corporate world, Scott applied his knowledge of and expertise in system and project management and streamlined his family business. He grew the firm from a modest handful of units to close to 100 properties.

Scott has continued the tradition established by his father of a solid reputation through honesty and integrity with both clients and tenants.

i AM here
for you™



Aspen Management

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Aspen's Personal Management Program

1. Your Own Personal Property Manager

A licensed Property Manager will be assigned to oversee your property and will work closely with you in handling all the details of your account. The benefit to you is great communication and accountability.

2. Owner's Web Portal

Utilizing "cloud" based management software will allow owners to have access to property information 24/7. You can track our progress as closely as you wish following tenant leads, rent collections, bill payments and maintenance requests all from your computer.

3. Tenant's Web Portal

Like our owner portal, the Tenant's portal allows tenants to interface with management on all aspects of their tenancy. Here they can pay rent, make a maintenance request, ask their manager a question, access their tenant paperwork and more. A more informed tenant means less confusion and less complaint.

4. Higher Quality Tenants

Tenant procurement and qualification is perhaps the most important aspect of property management. Quality tenants mean fewer problems. At the prospective tenant's expense, we conduct a formal background check consisting of credit history, criminal background, employment history, tenant history and personal references.

5. Complete Property Maintenance

Aspen Management oversees and administers all the necessary maintenance to keep your home in top-notch condition. Staff is on call 24 hours a day, seven days a week. You benefit from the peace of mind knowing that emergencies, large or small, will be addressed in a timely manner.

6. Professional Rent Collection

While our "cloud" Based tenant portal makes rent payment easy, offering ACH and credit card processing in addition to traditional payment options, even the best tenants are sometimes late with their rent. We take care of all the details to make sure our owners receive the rent owed them.

7. Broad Marketing Coverage

Utilizing our software, we are able to list your unit on Craigslist, Google, Yahoo, Bing, hotpads.com, Vast, Trulia, rentals.com and Rental Home Pros with the click of a button. The one-stop marketing entry means uniform advertising and a lower margin of error. Additionally, it provides for lead tracking. We know where leads for your home are coming from and can concentrate effort and thereby lower the time on market.

8. Annual Clean Up Inspection

Every spring we conduct a complete property inspection to insure the curb appeal and condition of your investment. This inspection not only helps us identify items in your home that may need attention, it gives us the opportunity to confirm that the tenant is living up to their lease obligations.

9. Annual Fire Inspection

In the fall we check the fire extinguishers and smoke alarms in all the units that we manage. Additionally, we place carbon monoxide detectors in all units with natural gas or fireplaces. This offers an additional level of safety for the tenants and the property owners.

10. Professional, Experienced Staff

At Aspen, we believe that professional service is provided by professional people. From employees, to vendors, to business affiliations we work with experts in their respective disciplines to insure the highest level of service.

Q&A

Why should I hire a property manager?

For the same reason you hire a Realtor, CPA or Investment Broker. Professionals in their respective fields are experts in their disciplines. Our experience WILL save you time and money over doing it yourself.

What if I just need help in finding a tenant?

The heavy lifting portion of property management is tenant procurement and qualification. If you enjoy overseeing your investment but simply do not have time to find a tenant, we can help. Ask about our Lease Only program.

How quickly can you get my property leased?

A tough question. A number of factors influence a properties time on market. Rental rate, condition and location are the primary elements. Through market research and our experience we work with you to determine the optimal rental rate. We also advise our owners of improvements needed to increase the properties marketability. Influencing the elements within our control can dramatically reduce a properties time of vacancy. The good news is we don't get paid until you have a tenant!