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BLG Offers Free Estate Plan for Clients 75+

DISCOUNTED ESTATE PLANNING PACKAGES FOR ALL CLIENTS

You've likely heard the phrase, "We're all in this together" countless times over the last few months. While the words may have begun to feel like just a marketing slogan, we can sincerely relate to the sentiment. We sense the importance of banding together and helping one another in the face of the stress and suffering that COVID-19 has brought.

One of the most important questions to consider in times like these is, "What can I do to help? How can I use my resources, skills, time, or position to make the situation a little bit easier for others?"

When we asked ourselves this question, we felt that offering free and discounted estate planning services was the best answer. We find that, even in "normal" circumstances, clients express relief and peace of mind after putting an estate plan in place. We hope that we can offer that peace of mind in light of the uncertain circumstances we are facing today.

We especially want to offer something to older clients, who are likely finding their lives especially altered and who face the highest risk. That's why those



Free Estate Planning
for Clients Ages 75+
Discounted packages for all
ages

As we face COVID-19 together, we're glad to help by making estate planning affordable.
Call 303-862-4564 for more information.



75 and over are eligible for a full estate plan at no cost.

The full estate plan, free to those 75+ and discounted by 40% for all others, includes a will, a medical power of attorney, a financial power of attorney, an advance directive (living will), and instructions for disposition of last remains.

A full estate plan doesn't just make provisions for a person's death—it also gives direction for what may be the most important decisions in a person's life. The advance directive

and powers of attorney give clients the opportunity to express their wishes about medical care and appoint agents to carry out their financial matters and make medical decisions if they become incapacitated. The will and instructions for disposition of last remains express the client's wishes in the event of their death.

We believe such plans can be beneficial for everyone, so we hope that this offer will remove the barrier of cost.

We plan to continue this offer for a limited time only, and ask that our readers share the offer with anyone they know who could benefit from it.

Baker Law Group Statement on Justice, Discrimination, and Equality

During the past year, our community witnessed the senseless killing of George Floyd, along with many other acts of racial injustice. In response, leaders and members of our community have begun to take a stand against our society's long-standing divisions that too often result in these events. We've also seen the recent landmark Supreme Court decision protecting LGBTQ+ workers against workplace discrimination.

At Baker Law Group, we will continue to emphasize the value of diversity, inclusiveness, and equality in the workplace and in our interactions with clients. We strongly denounce acts of injustice and discrimination, and we celebrate steps towards equality. We will continue to cultivate an environment that encourages and prioritizes discussions about these complex issues. Most importantly, we will continue to use our voices and resources to work together towards a better and more just future.

Baker Law Group Employee Spotlight: Paralegal Intern Clifford Stump

Years in Colorado: 27 **State of Origin:** Colorado with 6 years in Wyoming

Reason for moving to Colorado: I grew up here, but I couldn't wait to move back after my Military service.

Program: Arapahoe Community College Paralegal Certificate, Anticipated Graduation Fall of 2020

Career Plans: After receiving a Paralegal Certificate, I plan to pursue a bachelor's degree in Emergency Management before going on to law school.

Hobbies and Interests: Cooking, trying new restaurants, walking my dog Luffy, computer gaming, and binge watching Hulu and Amazon Prime

Why I chose a career in Law: I have always enjoyed helping people while in the Air Force and as a Denver Police Officer. After I received a Mild Traumatic Brain Injury while on duty, I was retired and decided I wanted to continue working in a related field. That's when I decided to use my GI Bill and get my associate degree in Applied Science and a Paralegal certificate at Arapahoe Community College. As a paralegal, I can help others who have found themselves involved in our complex legal system.

Interesting facts about Colorado:

- The term "cheeseburger" was originally trademarked by Louis Ballast of Denver's "Humpty Dumpty Drive-In" in 1935.
- The first teddy bear was invented in Colorado by maids at The Hotel Colorado in Glenwood Springs for President Theodore Roosevelt.
- In 1893, Frank J. Wisner invented a treat called "The Black Cow." It's now known as the "root beer float."

Favorite Event in Colorado: The Colorado Renaissance Fair because of all the entertainment and food— especially the giant turkey legs!



Non-Eviction Options for Corporate Landlords & Tenants

In the wake of COVID-19-related shut-downs, many corporate landlords and tenants are finding themselves in difficult positions. Tenants may be short on funds due to business closures or limitations, and landlords must decide how to handle non-payment.

New evictions had been suspended for several weeks due to Governor Polis's order, but they can now be initiated again. However, eviction may not be the optimal solution for either party. Tenants may be back in business and just need time to re-establish their cash flow. Landlords may have good tenants that they would like to find a way to keep or have limited prospects for re-letting the space. For many reasons, options besides eviction might be best.

If the landlord has strong confidence in a tenant's business, they could even propose taking an ownership interest in the business. They could forgive unpaid

rent and/or reduce or forego future rent in exchange for a share of the business. This may not result in immediate cash flow, but it could result in greater returns in the long run.

Depending upon the specific situation and landlord/tenant relationship, the lease could also be renegotiated in a number of ways.

Depending upon the specific situation, the lease could be renegotiated in a number of ways.

Landlords might agree to offer tenants relief such as reduced rent, temporary rent abatement, an increased tenant improvement allowance, or rent based on a percentage of the tenant's income.

In exchange for these considerations, tenants may agree to new terms that could be beneficial for the landlord.

For example, the lease term could be extended. If the tenant has been reliable and is likely to recover long-term, the landlord may welcome the opportunity to keep their rental space occupied for years.

The landlord may also benefit from changes to the lease that make it easier for them to end the lease or recover the premises if the tenant is not able to meet the requirements of the new lease. Other potentially beneficial measures could include a stronger guarantee or "estoppel and release" language, which offers the landlord some protection from future claims by the tenant.

There is also the possibility of reducing the square footage being leased.

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Business Spotlight: Senior Care Authority
Senior Placement and Elder Care Consulting Services



Senior Living and Care Solutions

<https://seniorcare/northdenvermetro> ~ (720) 408-1340 ~ <https://www.seniorcareauthority.com>

Our work frequently brings us into contact with seniors and their families, so we strive to connect these clients with excellent resources like the certified placement specialists at Senior Care Authority®. They assist seniors and their families in locating alternative living solutions in independent, assisted and memory care communities covering Metro Denver, Boulder and Northern Colorado (Weld & Larimer counties). We connected with Susan Allard, Senior Placement Specialist; north Denver franchise owner Brandy Randolph has been in operation since 2015.

Senior Care Authority® specializes in compassionate insight including understanding the needs of all types of dementia. Initial placement services include assessments, research, inspections, communication with providers, paperwork help, and negotiations. They have comprehensive knowledge and experience with all facets of senior living – especially assisted and memory care communities - enabling them to answer questions and provide sound advice; they commit to being by your side every step of the way. However, their services aren't limited to an initial placement. Advisors can also help with facilitating family conversations, resolve care-related issues, and making regular visits to a loved one when family is unavailable or living out of state. Their network of connections also allows them to point families to all kinds of resources, such as homecare or other 'needle in a haystack' resources. There is no charge for an initial consultation, and there is typically no cost for placement services.

Senior Care Authority® is a member and serves on the board of the Greater Denver Placement Referral Alliance and work closely with the Alzheimer's Association. They have also helped organize training for first responders working with the elderly. If you could use an experienced advisor or helping hand with any aspect of senior care or placement, Senior Care Authority is just a call away.

Business Spotlight: Varner Faddis Elite Legal
Personal Injury Attorneys in Centennial, Colorado

www.varnerfaddis.com 720-770-VFEL (8335) ivarner@varnerfaddis.com



We've heard nothing but great things from personal injury clients of Varner Faddis. Though the firm itself is relatively young (it was founded in 2018), co-founder and co-owner Lauren Varner has been successfully practicing in this area for years. Speaking with Ms. Varner, we've learned that she has settled hundreds of cases, including many six-figure settlements, and built extensive litigation experience in a wide variety of personal injury cases.

Varner's drive to assist injured clients goes back even farther than her law career. In high school and college, Lauren worked for her father, a prominent orthopedic surgeon, who rendered care to patients injured in accidents of all kinds. Witnessing the devastation that these events can bring upon people's lives solidified Lauren's calling to help injured victims.

Now, Varner Faddis strives to set themselves apart from other personal injury firms. As Varner explains, "We want all injured victims to have access to quality legal representation, so our clientele can include anyone. We want people to know that they aren't stuck using the high volume, quick turnover-type firms that advertise on TV and billboards and where the client cannot ever seem to get ahold of the handling attorney."

Varner and co-owner Eric Faddis assist with all types of personal injury matters throughout Colorado, including motor vehicle collisions (auto/pedestrian, bicycle, motorcycle, truck), wrongful deaths, dog bites, trip/slip and falls, assault and battery, sexual assault, general negligence, and more. Lauren's professional philosophy centers around "good old fashioned hard work, producing quality work product, and treating others professionally, with dignity and respect at all times," and that's what clients can expect from Varner Faddis.



Corporate Landlords & Tenants

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If the tenant has downsized staff or altered their operations, their space needs may have changed. Depending on the space configuration, this could open up a portion of their space to

be leased to another tenant. Allowing sub-leasing may also make sense depending on how the space is used and configured.

Sometimes eviction can't be avoided, but in other cases, creative negotiations may provide an alternative solution that benefits both parties.

Client Appreciation Day Postponed

Due to health and safety concerns, we postponed the client appreciation event we had planned to hold on June 4.

We look forward to scheduling a new date when social gatherings are possible. Until then, we continue to appreciate all of our past and current clients from a safe distance.



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DISCLAIMER: The information provided in this newsletter does not, and is not intended to, constitute legal advice; instead, all information, content, and materials are for general informational purposes only. No action should be taken in reliance on the information contained in this newsletter. An attorney should be contacted for advice on specific legal issues. Nothing in this newsletter is an offer to represent you and shall not create an attorney-client relationship.

COLORADO CORNER

Scenic Drives

Eager to get out of the house, but want to maintain careful social distancing? Summer temperatures too high to enjoy your usual outdoor activities? One of Colorado's best scenic drives may be just what you're looking for.

Lariat Loop – This 40-mile route is one of the first scenic drives established by the City of Denver. Points of interest include Red Rocks Park and Amphitheatre, Buffalo Bill's Museum and Grave, Lookout Mountain, Dinosaur Ridge, and multiple towns to stop in.

Mount Evans Scenic Byway – At 9,000 feet in elevation, it's one of the highest paved roads in the country. You will dive through five climate zones as you ascend one of Colorado's "fourteeners," Mt. Evans.



The South Platte River Trail – Perfect for history lovers, this 19-mile loop starts at the Colorado Welcome Center in Julesburg. This trail passes through Colorado's only Pony Express station, Fort Sedgwick, and has trail markers to commemorate the Transcontinental Railroad and Lincoln Highway.

Trail Ridge Road – Located in Rocky Mountain National Park, this road is known as the "Highway in the Sky." At 48 miles, it begins in Estes Park and ends in Grand Lake. This trail features paved roads winding through jagged peaks, alpine landscape, dense subalpine forest, and alpine tundra that all provide iconic scenery perfect for photos.

Guanella Pass – It's only 22 miles but can take hours to drive as it travels along South Clear Creek and the South Platte River. It starts in Georgetown, ends in Grant, and offers various picnic areas to stop in. You could also stop in Idaho Springs for a bite to eat and a dip in the hot springs just north of Georgetown or drive a little south of Grant and eat at the famous Coney Island hotdog stand.

Top of the Rockies – This scenic byway connects Mount Elbert and Mount Massive spanning two hours and crossing the Continental Divide three times. It features beautiful views for photo opportunities, and you can stretch your legs in Leadville the highest incorporated city in the country at 10,521 feet.

Many Thanks for Recent Referrals

Word-of-mouth referrals are priceless to small businesses like ours, so we want to take a moment to thank everyone who has sent a potential client our way in the last few weeks:

Deborah Cayce, Brokers Guild Cherry Creek LTD

David Collins of Jones Law Firm

Terrance Erbert of Ameriprise Financial

Regina Jackson of Action Jackson Realty

The Law Office of Cornell Johnson, P.C.

Johnson Law Group

Newcomer Cremations Funerals & Receptions

Noel Law Office LLC

Dr. Morgan Sheridan of Foundation Chiropractic

Bill Smith of CoWest Insurance

Varner Faddis Elite Legal

Elizabeth White of Stewart Title

Thank you all!