



Cory Merrill Neighborhood Association

Cory Merrill Neighborhood Association Newsletter

Winter 2013

## Come Decorate Our Cory Merrill Neighborhood Gathering Place

Bring the holiday spirit of the Cory Merrill Neighborhood to life at our NEIGHBORHOOD GATHERING PLACE.

We will be putting up a live tree in the courtyard at our new gathering location (Timberleaf Construction,

at the corner of Louisiana and Clayton) just after the first of December. Bring **FAMILY PHOTOS, PICTURES OF YOUR HOME, YOUR PET**; share your holiday decorations, ornaments, lights... including anything you like. This will be the perfect place to share the holiday experience with your neighbors, family and friends. In fact, we are planning a tree-lighting ceremony on **MONDAY, DECEMBER 23** from 5:30pm - 7:30pm, complete with hot chocolate and marshmallows. Come sing Holiday Songs (White Christmas; Dreidel, Dreidel, Dreidel, Rudolph the Red-Nosed Raindeer) or just join us to sit around the fire with other neighbors. Bring your children, your dogs, and all of your family for this neighborhood celebration.

To all of our neighbors, we wish you a happy, healthy holiday season and a wonderful New Year.



**Come decorate  
our Neighborhood  
Gathering Place**

Please donate to our Cory Merrill Neighborhood Association. Become active in our events and help us GROW!

## REMODELING MIGHT BE A GREAT OPTION!

In today's real estate market, the property values in our Cory Merrill Neighborhood are outstanding. Some properties purchased in the mid 80's have land values more than three times what the properties cost at that time. The average small older home in our neighborhood offers 1000 - 1500 square feet with many sitting on double lots, giving them a land space of 6250...that's a great size property in Denver! If you live in one of our smaller, older homes, consider remodeling before you look for a larger home or scrape your property. Today, there are many things you can change to give your home a new feel and some additional space without spending a million (literally, that's what new homes are going for). Here are some ideas you can do without breaking the bank and still retain equity in your home:

- convert your old shed/garage into a real 2-car garage
- remodel your kitchen, add a dishwasher, new stove and new refrigerator
- add a "nook" to your kitchen by simply removing a wall
- turn your older attached garage into a great room
- add can (recessed) lighting to any room to add brightness
- convert your backyard with a patio/outdoor BBQ or garden
- add a rock garden or planter to keep your mowing to a minimum
- remodel your old bathroom with new fixtures, vanity & toilet (rebates now)
- bathtub and shower doors can now be open and inviting
- add a steam feature to your shower
- convert your washer & dryer into a stacked unit
- use closet storage companies to organize your wardrobe

The photos attached are just some examples of remodeling that could add value to your home, provide more family-friendly space and help you keep most of the equity you already have.



Add a dining nook or remodel your kitchen

Closet your laundry. Open up a wall



Replace the grass

Upcoming Quarterly Neighborhood Meetings To Be Held at Kirk of Bonnie Brae, Corner of Arizona & Steele

ALL NEIGHBORS INVITED

2014 Meetings Wednesday Evenings 6:00p.m.

January 15  
April 16  
July 16  
October 15



### COMPUTER ASSISTANCE & TROUBLESHOOTING

Windows, Macintosh, Internet, Home Networking.  
22 years experience. \$65/hour. If I can't fix it, you don't pay. I'm a Cory Merrill neighbor.

Jim Esten:  
303-355-3932 - jcesten@gmail.com

## READING JUST GOT A LOT MORE FUN!

These wonderful little decorated boxes are full of books. It's a "Little Free Library" and there are getting to be more of them in Denver all the time. This particular little library is curbside at 1434 S. Clayton, home of Barry and Priscilla. As avid readers, they had accumulated bookcases overflowing with books on all sorts of topics. After reading a Denver Post article on "The Little Free Library" movement, they were eager to get involved. They got plans from the website and Barry built two—one for adults and one for kids. Their granddaughter, Maggie, had an elaborate themed design planned for the children's library. Of course as soon as she began the painting, several "volunteers" on pink bicycles showed up to help. Priscilla says that's part of the fun of having the library—getting to meet and talk with people from the neighborhood who stop by to choose a book, and leave a book. There's even a bench where library patrons can peruse the ever-changing choices.

The "Little Free Library" idea started with Todd Bol of Wisconsin. He built a model of a schoolhouse, put it on a post in his front yard and filled it with books as a tribute to his mother, a teacher who loved to read. Friends and neighbors loved it. Amid growing interest, Todd and his colleague, Rick Brooks, started the "Little Free Library" movement. It's a non-profit organization inspired by Andrew Carnegie's support in establishing over 2300 free libraries in the U.S. at the turn of the 20th century and the many 'take a book, leave a book' collections in coffee shops and other public places. By the end of this year they estimate the number of registered Little Free Libraries in the world to be over 10,000. To find out more about this organization or to get involved yourself, visit their website: [www.littlefreelibrary.org](http://www.littlefreelibrary.org) They sell DIY plans, kits, and finished libraries. So...build a library or scout one out in the neighborhood. You never know who you might meet, or what great free read is waiting to be discovered.

Story written by Kay DeLong

Is it a birdhouse?  
Is it a squirrel feeder?  
Is it Barbie's dream cabin?



PJ Magin  
Karen Staggs  
Keller Williams Denver Central  
1777 S. Harrison Street #1100  
Denver, CO 80210  
(303) 921-7944 PJ  
(303) 999-9642 Karen

kw

- No-Strings-Attached FREE Comparative Home Analysis
  - We Pay for Your Appraisal and Pay for the 1st Year of Your Home Warranty
  - Over \$7.9 Million in Real Estate Sold this Year
  - One of the Top 150 agents in the State of Colorado
  - Voted by Our Clients in 2012-2013 Five Star Real Estate Professional by 5280 Magazine
  - Awarded the 2012 Roundtable of Excellence Award from the Denver Metro Realtor Association
  - Call today and mention this ad and we will make a donation to the charity of your choice
- [www.DenverGolfandLuxuryHomes.com](http://www.DenverGolfandLuxuryHomes.com)

If your home is currently listed with another agency, this invitation is not meant for solicitation. Buyer to verify measurements. Information deemed reliable but not guaranteed. All offices independently owned and operated.





## REAL ESTATE STATUS REPORT NOVEMBER 2013

By: Karen Staggs, Keller Williams Denver Central

On Friday November 5th Denver MetroList® reported that little change has occurred in the Denver market from prior months, saying that home prices and sales will remain strong throughout the winter months. Market activity has slowed slightly from mid-summer levels, while inventory and pricing have stabilized. MetroList® is reporting close to 5,000 homes sold in October, a 2 percent decrease from September. However, that figure remains unseasonably high historically for homes sold this time of the year. Inventory is down 6 percent from September, which has helped stabilize the average home price. As expected, the Days on Market has increased; however, there are less than 7 weeks' supply of homes in Denver, which is keeping the market strong.

In the three months since August of this year, Cory Merrill has seen 47 houses sold, averaging 11.7 houses sold every month. The average net sold price is \$585,552 and the median price is \$433,443. In both averages, sellers are getting 98.8% of their asking price. The average price per square foot is \$223.

As of November 16th there are 22 active Cory Merrill properties on the market with an average list price of \$510,684 and a median list price of \$427,125. The price per square foot is higher than the sold homes, averaging \$310. Over the past three months, Cory Merrill averages 34 total days on market with the median at 15 total days on market.

As of the writing of this article there were 10 homes Under Contract, with an average list price of \$561,288 and a median list price of \$438,900. Luxury home sales are rebounding strongly. The Denver Post reported on Saturday November 16th that Luxury sales (\$1 million+) in the Metro Denver inched up in October. A total of 93 luxury homes in the Metro area sold in October, up 27 percent from the 73 sold in October 2012. Cory Merrill was responsible for 2 of those recent 93 October luxury sales. Historically low interest rates continue to drive the market, making higher-price homes more affordable.

### Cory Merrill Neighborhood Board Members 2014

**President**  
Sam Kimpton

**Vice President**  
Daniel Hillman

**Treasurer**  
Lisa Reynolds

**Secretary**  
Holly Dexter

**Zoning**  
George Mayl

**Communications**  
Marti Freeman

**Website**  
Scott Rodgers

**Social Committee**  
Lisa Straffon

**Neighborhood  
Branding**  
Mike DiFranco

**Newsletter**  
Mikki Wilder

To reach any of  
these individuals,  
visit our website  
[www.corymerrill.org](http://www.corymerrill.org)

Mailing address:  
CMNA  
PO Box 101713  
Denver, CO 80210-1713

### TIPS FOR A SUSTAINABLE HOLIDAY

Jessica Hillman



The holidays are here! It's easy to get caught up in holiday shopping, package wrapping, and gift giving and let your efforts slip when it comes to keeping "green" and taking care of our dear Mother Earth. To maintain an eco-friendly season, here are some Earth-friendly tips to consider.

#### Gift Wrap Paper and Greeting Cards.

You buy it and use it once. You spend a lot of money for it to be torn up and tossed in the trash. When it comes to gift wrap, consider that paper comes from our forests and is often discarded to landfills after one use. Consider giving your gifts in baskets or wrapping them in fabric, bags or newspaper. The city of Denver will recycle only traditional gift wrap paper and will not recycle any paper that has bows, ribbons, includes a foil design or print. Also, they will not take any tissue paper (tape is okay). When purchasing, look for recycled or recyclable paper. The city will recycle all non-foil, non-electronic greeting cards as well.

**Re-usable Bags.** When venturing out to the mall or other shopping places, bring your re-usable cloth bags with you. Single-use bags are a waste of trees (paper) and fossil fuels (plastic). They contribute to water pollution during production and landfill overload when disposed of. Your re-usable cloth bags will reduce these problems.

**Sending Gifts.** There are many alternatives when it comes to packing and shipping gifts. Instead of using plastic or styrofoam peanuts, consider using cornstarch-based peanuts. These can be composted, dissolved and poured down the drain, or even made into fun art projects! Use glossy ads from the newspaper for stuffing boxes. These ads use ink that won't smear like that of a regular newspaper. Last, try using plain air-popped popcorn. It's just as effective as foam in protecting your gifts.

**Trees.** And last, the city of Denver will recycle all Christmas trees and Hanukkah bushes through their Treecycle program. Simply remove all decorations and place your tree next to your dumpster during the first two weeks of January. Your trees will be picked up and used for the annual Mulch Giveaway and Compost Sale that takes place the first Saturday in May. The mulch for this event is made from the thousands of trees and branches that come from Denver residents.

*Remember, one house at a time, we are making a difference. Our collective efforts, shared with the efforts of other neighborhoods, will be profound.*



W E W A N T T O  
**E X P A N D**  
YOUR MARKETING DEPARTMENT

INTRODUCING THE  
**"NEW"**  
ALPHAGRAPHS. THE MOST RELIABLE AND  
COMPREHENSIVE MARKETING SERVICE  
COMPANY PROVIDING DOCUMENT,  
PUBLISHING, AND DIRECT MARKETING PRINT  
FULFILLMENT FOR EVERY SIZE BUSINESS.



1144 South Colorado Blvd.  
Denver, Colorado 80246  
Phone: 303.691.0626  
Fax: 303.757.4826  
us055@alphagraphics.com  
www.us055.alphagraphics.com



## Your neighborhood connection to health and wellness!

We offer:

- personal fitness training
- senior fitness
- pre/post natal fitness
- cancer exercise rehab
- yoga and spinning classes



### Mad About Fitness

2626 E. Louisiana  
Louisiana & Clayton  
303.871.8661 • [madaboutfit.com](http://madaboutfit.com)

1st time customers only:  
Free spin or yoga class with mention of this ad



## ZONING AND CONSTRUCTION UPDATES

provided by your CMNA Zoning Specialist George Mayl

Greetings Neighbors...there are several building projects going on around our Cory Merrill Neighborhood which is a good sign the economy is turning around. However, these changes in economic times does not give any of the developers *Carte Blanche*. They have a responsibility to the neighborhood pertaining to noise, trash and protection just to name a few. Fences are required around construction sites so our little ones can't wander in and hurt themselves. If you feel that this is not happening around you or if you have any concerns with construction around our neighborhood, send me a message via the [www.corymerrill.org](http://www.corymerrill.org) website and I'll look into it personally for you.

If you've noticed a large abundance of leaves around your property it's because it's FALL and that's what leaves do. To help rectify all those leaves blowing around, the city has a drop off point at the corner of Cherry Creek Dr and Quebec (use the Jewell Ave entrance). At this time there have been over 300 tons of leaves going to compost, keep up the great work.

### RUTH NEUBAUER, LCSW Psychotherapy & Counseling

over 30 years experience working with individual adults and couples

240-432-4080

1776 S. Jackson Street, Denver  
[rneubauertherapy.com](http://rneubauertherapy.com)  
[retirementorwhatnext.com](http://retirementorwhatnext.com)

## IS THIS HAPPENING IN YOUR ALLEY?

Do you know who to call?  
Dial 3-1-1



Snow, bbbrrrr is here! Removal of this pesky powder from your property is your responsibility. The City says, "Once the snow has stopped, businesses have four (4) hours and residents have twenty-four (24) hours to remove the snow and ice from public sidewalks adjacent to their property." Contact Denver **3-1-1** to report a problem. Provide the address of unshoveled sidewalks. This leads us to the SNOW BUDDIES PROGRAM, which connects healthy volunteers with anyone 60+ who cannot shovel their own walks. Volunteers are paired with seniors within a 2-mile radius of one another. What a great way to give. Go to <http://www.voacolorado.org/Volunteer.Snow-Buddies>. Please note that there is a one-time fee of \$20 for a background check. To request a Snow Buddie call 720-264-3379.

One last thing. Please keep your gutters free of weeds and grass. Clogged gutters act as a dam and stop the flow of melted snow from reaching drains when the weather moderates.

NEWMAN CENTER  
N C → P  
PRESENTS

### "Music of the Sun"

ETHEL, String Quartet, and Robert Mirabal,  
Native American Flutist  
DECEMBER 12

### Chick Corea and Béla Fleck

JANUARY 16

### Trey McIntyre Project

JANUARY 31

### "The Miners' Hymns" film by Bill Morrison

Music by Jóhann Jóhannsson  
FEBRUARY 11

### The Whiffenpoofs of Yale

FEBRUARY 14 & 15

### The Colorado Symphony

Hilary Kole Pays Tribute to the  
Music of Judy Garland  
FEBRUARY 23

### Gabriel Kahane and yMusic

MARCH 6

### Les Ballets Trockadero de Monte Carlo

MARCH 20

### Paco Peña and Eliot Fisk, Guitar Masters

APRIL 26

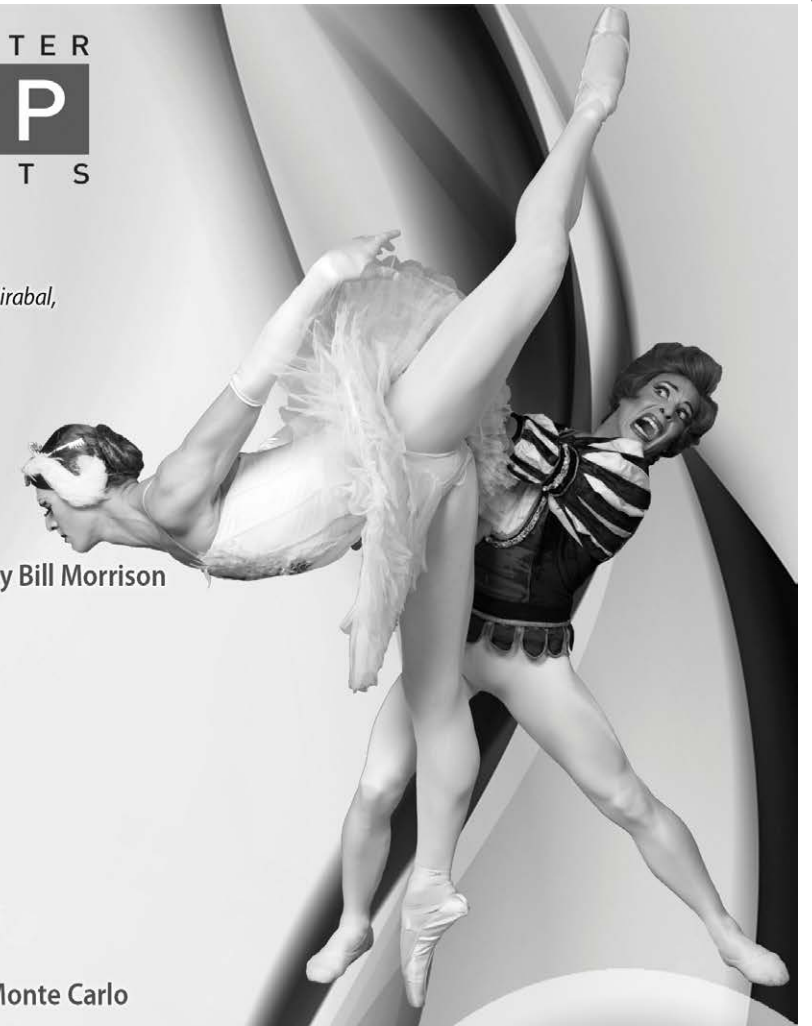
### "A Tribute to Ella Fitzgerald"

Smithsonian Jazz Masterworks Orchestra  
with Vocalist Kim Nazarian  
MAY 10 & 11

### The Colorado Symphony

Beethoven's Triple Concerto + A Trio of Opera Stars,  
Andrew Litton, conductor  
MAY 14

**303.871.7720**  
NEWMANCENTERPRESENTS.COM



Special Offer

**FREE**  
Glass of Wine



\*Expires May 14, 2014.

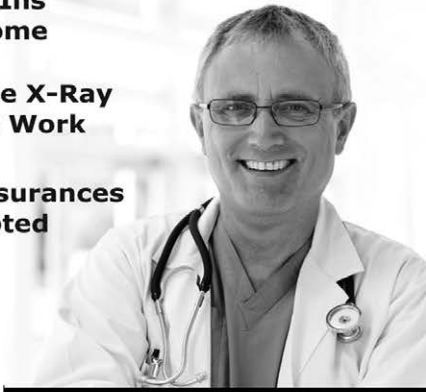
Valid only at Newman Center Presents shows. Not valid with any other offer. Other restrictions may apply. One coupon per person.

# afc Doctors Express

## URGENT CARE

### Need a Doctor Today?

- Physicians on Site  
7 days a week
- No Waiting Time
- Walk-Ins Welcome
- On site X-Ray & Lab Work
- All Insurances Accepted



760 S. Colorado Blvd.  
Glendale, CO 80246

Mon - Fri: 8am - 8pm  
Sat & Sun: 8am - 5pm

**303-692-8000**

[www.DoctorsExpressCherryCreek.com](http://www.DoctorsExpressCherryCreek.com)

## Our Halloween Event Was SPOOK-TACULAR



Thank you to everyone who joined us for this **FIRST** ever Cory Merrill Halloween Celebration and especially to those neighbors who contributed their time and their treats. A special "thank you" to Timberleaf Construction and Kevin Molick for their offer to use their courtyard as our **CORY MERRILL NEIGHBORHOOD GATHERING PLACE!**



## Rebel DADS Investing In Their Kids, Their School And Their Community

reprinted from a story by Paul Kashman  
Washington Park Profile

Michael Faughnan is excited about South High. His enthusiasm for the school is real, and it's contagious.

"From what I hear, there have been difficult times at South on and off over the years, but things have changed. There's a culture of success growing there, you can see it and you feel it just walking around the school. I want to help that continue."

Along with a group of other fathers equally committed to making South the best high school Denver has to offer, Faughnan has formed Rebel DADS - Dads Advocating for Denver South.

In case you think this is just another group of PTA "homers" blowing the horn for their kids' school, you should know that Faughnans' children, Ava, Will and Sean are 6, 4 and 3 years of age, respectively.

"We've got five families on our block with school-age kids, and they're all going in different directions right now," said Faughnan. "They play together all the time, and a few of us fathers were talking, 'Wouldn't it be great if our kids could all go to school together some day?' And everybody agreed that not only do we want our kids to go to the same school, but we want it to be the best option out there. If we want our kids to go there in 10 years, we can't just show up. We need to get involved and offer our support."

continued on page 10

## THANK YOU... THANK YOU... THANK YOU!

Our "Fall Dues Drive" was a huge success! Sixty-three households donated to the CMNA for a total of \$1,957.00, which averaged \$31 per donation. Water bottles were hand delivered to 32 households who donated \$40 or more. The voluntary dues help the CMNA to provide activities for the neighbors, go towards the printing of the newsletter, and help cover our yearly expenses. We could not exist without the support of our neighbors, so thank you very much! We will have another "Fall Dues Drive" in 2014; however, you can always mail dues, mail to CMNA P.O. Box 101713 Denver, Colorado 80210.

We would also like to extend a special thank you to ALL of the neighbors who have served on our board in the past. Without the dedication and commitment from our neighbors who volunteer to serve on the CMNA Board, we could not exist. So thank you to everyone in the past and present who volunteer to help make our neighborhood a better place. We appreciate your efforts!

Thank you also to the Kirk of Bonnie Brae Church for generously allowing us to use their location as a meeting place. The Kirk does not charge us to use a community room to hold our meetings in, and they are always very accommodating and welcoming to the CMNA. We really appreciate their support!



## Rebel DADS...

*continued from page 9*

Faughnan floated the idea of forming a school advocacy group to some friends about a year ago. "Four of us were going to meet for drinks at The Tavern over on S. Gaylord St., and by the time we got together, a dozen guys showed up." These few months later, there are 110 dads on the Rebel DADS email list. "We'd like to double that," he said.

While many in the DADS group are professionals with resources to send their children to private school - Faughnan's daughter has started her education at St. Vincent de Paul - "We believe in the importance of public schools, and what they have to offer." The International Magnet Program at South High is particularly appealing to Faughnan. South is home to students from nearly 60 countries - the school's website is translated into 58 languages.

"Some people who walk into the school are set back a bit because some of the students look different than they're used to," he stated. "But the diversity at South is a huge part of what's so appealing. Kids get a head start at learning to live in a world of many cultures. It's a school inside a school. There are many families choosing South because of that program. It really is the gem."

Still in its formative stages, the DADS group hopes to be involved wherever a need exists. "We want to participate in career panels at the school, host fundraisers and even establish a scholarship fund in the not-distant future," said Keith Love, another of the group's founding fathers. "South High School is in the center of the community, but it kind of exists in a bubble. We want to help bring the community inside that bubble. Whether that's providing help to mentor students, or putting bodies in the stands for athletic events."

## Need help with your retirement savings?



**Todd W Young, AAMS®**  
Financial Advisor

1288 South Clayton Street  
Denver, CO 80210  
303-715-2383

**Edward Jones®**  
MAKING SENSE OF INVESTING

Member SIPC  
www.edwardjones.com

"We've got a core group of six guys right now," said Faughnan, including a web designer, software salesman, lawyer, business consultant, and entrepreneur. Faughnan works in insurance and employee benefits. "I'd love to see that core grow to 20 dads," he said, "with each working on his own area of interest. Maybe one could work on helping to understand test scores, another could work on how South might connect more closely with DU (University of Denver) across the highway." Playing off the name of a popular TV show, Faughnan says, "You can think of our goal as South CSI - Connect the school to the community; Support successes; and Influence outcomes.

"I think there's still a nagging perception in some circles that South doesn't have its share of resources or successes. That's just not true any more. (Principal) Kristin Waters came into a good situation, and is really moving it further along. We're in this for the long haul. As good as the school is doing now, there is immense potential to be even better. We're interested in helping the school fulfill that potential."

For information about Rebel DADS, email [m\\_faughnan@yahoo.com](mailto:m_faughnan@yahoo.com).

# Neighborhood PARTY & PICNIC

Mark your calendars for a spring gathering on the grounds of Cory-Merrill Schools. SATURDAY, MAY 24 4pm - 7pm.



BYO picnic, chairs, games and anything to make this a memorable event. We are currently looking for sponsors to provide games and specialty snack items for the whole family...and if you know of any bands or entertainment, send us a message through the Cory Merrill website, [www.corymerrill.org](http://www.corymerrill.org)

If you want to sponsor any type of activity, let us know. We're hoping to have a record turnout for this event. **See you there!**

## Health and Medical Tips provided by Darius Kerman, Doctor's Express

### HOW TO BEAT THE BUG:

- Bring your own pen - to the bank, grocery store, even to touch the ATM. Anything a sick person touches can harbor germs, including money, mail, ATM keypads, elevator buttons, etc.
- Use paper - replace hand towels in bathrooms with paper towels. They're not as pretty, but paper towels can help get rid of a ton of germs that live in damp towels.
- Wash hands frequently - use soap, warm water and rinse long enough to say the alphabet or sing "Happy Birthday." Recent studies show plain soap and water work just fine.
- Use a proper hand sanitizer (at least 60% alcohol) anytime you touch anything. Make sure you use sanitizer, even under fingernails, where germs hide.
- Clean with disinfectant - viruses and bacteria can live up to two hours or longer on doorknobs, toys, TV remote controls, keyboards, mouse pads, refrigerator handles, counter tops, railings, faucets, bathroom floors and more.

Sources: Centers for Disease Control and Prevention (CDC), Department of Health and Human Services, Infectious Disease Foundation



We are trying to help all of our neighbors get connected for information and activities. If you have a computer or smart phone, please visit our website ([www.corymerrill.org](http://www.corymerrill.org)). You'll find a contact page to let us know how to stay in touch with you. There are also some helpful neighborhood links we would like to share:

- Log into [www.nextdoor.com](http://www.nextdoor.com) to be connected with neighbors for all kinds of information
- Like the Cory Merrill Neighborhood Page on Facebook

**City Services**

**Dial 3-1-1**

**Police-Non Emergency**

**720-913-1300**



# Holiday Auto Care

Since 1967

303-758-9222

Located at the corner of Colorado Boulevard and Arkansas,  
1465 South Colorado Blvd., at the Shamrock Gas Station.  
Just north of Florida, in front of the Marriott Courtyard Hotel.

Step into a nostalgic auto repair shop, one of just three in the area. We are family owned and operated since 1967. Ask our technicians for opinions and assistance. You will receive honest and straightforward answers and fair prices for the work done.

Our Auto Care Technicians are ASE Certified. That means years of training that you can trust and service that will get you back on the road, safe and sound.

Visit our website ([www.holidayautocare.com](http://www.holidayautocare.com)) for additional information and money-saving offers.

- Air Conditioning
- Alignments
- Automatic Transmissions
- Interstate Batteries
- Brake Repairs
- Cooling System Service
- Check Engine Light Diagnosis
- Drive Line Repairs
- Scheduled Manufacturer Maintenance
- Emissions System
- Exhaust System Repairs
- Oil and Filter Changes
- Steering and Suspension
- Timing Belt Replacement
- Tires and Flat Repairs
- Towing

**Complete  
Winterization Check  
Special\* \$45.00  
Includes Oil and  
Filter Service**

\*35 Point Vehicle Inspection: Battery and Charging System Test, Complete Brake Inspection, Rotate tires as needed, Check Heating and Cooling System. Check Antifreeze and top off all fluids as needed. Check Belts and Hoses, Inspect Wiper Blades and add fluid as needed. Consultation regarding any questions you may have concerning your vehicle needs with our service technician. Cannot be combined with any other discount or offer. Valid for most cars and light trucks. Up to 5qts. of oil. Synthetic oil is additional. Diesel engines not included. Hazard waste fee and tax is additional.

**10% OFF PARTS AND LABOR  
FOR CORY MERRILL NEIGHBORS**  
*(cannot be combined with any other offer)*

