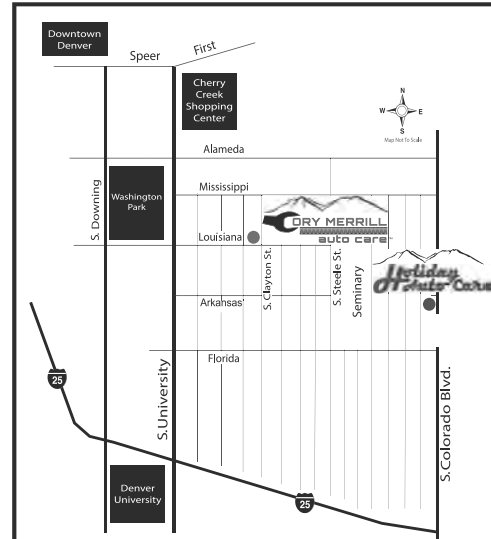




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A BIG thank you to all who participated in Cory Merrill's Lights of Love luminary and CMNA's tree lighting event!

Lights of Love luminary is an annual Cory Merrill fundraiser to support NO KID HUNGRY's efforts to end childhood hunger in Colorado. Residents who participated this year made a donation to No Kid Hungry in the amount of their choice and received luminary bags and candles. On Thursday, December 8th, neighbors lined their walks with luminaries at sunset for a festive night and then attended CMNA's annual tree lighting at Clayton & Louisiana. Everyone enjoyed tree trimming and goodies provided by CMNA and holiday caroling by neighbors and the Kirk of Bonnie Brae choir members! A holiday hayride around the block was also enjoyed and

additional funds No Kid Hungry were raised. This year Lights of Love provided TWENTY-EIGHT FAMILIES with in-depth food skills and nutrition education training in a six-week "Cooking Matters" course—part of the No Kid Hungry campaign's efforts. With this funding, each family also received a weekly bag of groceries to practice these skills at home. Our efforts provided direct food access and the skills needed to make lasting change in the diets of low-income caregivers and their kids. THANK YOU. Let's keep this neighborhood event going. See you next year! ~ Holly Carpenter

Next Neighborhood Meeting

WEDNESDAY, FEBRUARY 1, 2017
6:00PM - 7:30PM
Kirk of Bonnie Brae Church
1201 S. Steele Street

Speakers: Exec. Dir. of Transportation Solutions, RE: Multi-Station transit plan for University & Colorado stations and Paul Kashmann, District 6 Councilman. Childcare available. Please RSVP to CMNA@CoryMerrill.org



**Cory Merrill Neighborhood Association
(CMNA) Board**

President: Marti Freeman
Vice President: Dennis Robinson
Treasurer: Lisa Reynolds
Secretary: Debbie Fimple
Zoning: Bart Blanchard
Communication: Jenine Mathias
Website: Scott Rodgers
Social: Krissa Murphy
Newsletter: John Reynolds
Members At Large: Stephen Brown, Christine and Frank Baier, Christopher Olson, James Jacobs, David Hutchings

A message from CMNA

Cory Merrill Neighborhood Association is a volunteer organization and we rely on voluntary dues to keep us running! Dues collected go towards paying for our post office box, Inter-Neighborhood Cooperation dues, community events, postage, rent for our neighborhood meetings, insurance and more.

If you'd like to contribute, please visit CoryMerrill.org and click DONATE.

Thank you for your support!

Letter from our CMNA President, Marti Freeman

Hi Neighbors,

Even as a native Coloradoan who grew up just ten minutes south of our neighborhood, I had never heard of the Cory Merrill neighborhood until my family purchased our home here over four years ago. I knew Bonnie Brae (mostly because of the ice cream) and I knew Belcaro (mostly because of the shopping center sign on Colorado Boulevard), but I had never heard of Cory Merrill. Today, Cory Merrill's good reputation is growing, and not only do we now have a recognizable name, but we are a desirable neighborhood to live.

Less and less frequently when sharing where I live do I have to say, "south of Belcaro" or "east of Wash Park," or give the street coordinates of our great neighborhood. (Which by the way, the coordinates are east of University Blvd., west of Colorado Blvd, north of I-25, and here's where it gets tricky; on the west side of Steele, south of Tennessee and on the east side of Steele, south of Mississippi.) We live in an easily accessible and beautiful part of Denver.

At a recent board meeting, the members of the Cory Merrill Neighborhood Association shared why they live and love it here. Convenient location was definitely top on the list, but I also heard long time Cory Merrill residents share stories about friendship with neighbors, time spent in neighborhood schools and places of worship, and mostly the word "community" was shared.

Yes, our neighborhood is changing - and it will likely continue to change, for better or worse - but neighbors that have lived in their homes in the Cory Merrill Neighborhood for so many years feel a growing sense of community here even with all of the change. These neighbors shared their excitement about new neighbors, generally a younger generation of families, moving in and becoming a part of their long-standing community.

One of my main goals as president has been to build community in our neighborhood, and I want to encourage each one of you to be a part of that whether you befriend your next door neighbor, organize your own block party, or get involved with the Cory Merrill Neighborhood Association. This year, the CMNA will host a Halloween event, a holiday event, four quarterly meetings with relevant speakers, deliver quarterly newsletters to 2200 homes, and host eight summer food truck events. I encourage you to help us build our community and continue growing a positive, respectable name for the Cory Merrill



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Saturday, January 7th 8am
Bible Park
Off of Yale Between Monaco and Quebec in Denver
Meet near the Baseball Diamond
TOPIC: Angiograms & Caths

Saturday, February 4th 8am
Crestmoor Park
Off of S. Locust and Cedar (Near Alameda) in Denver
Meet near the Tennis Courts
TOPIC: Sepsis: Death by Infection?

Saturday, March 4th 8am
Bible Park
Off of Yale Between Monaco and Quebec in Denver
Meet near the Baseball Diamond
TOPIC: Bone Health

Saturday, April 8th 8am
Crestmoor Park
Off of S. Locust and Cedar (Near Alameda) in Denver
Meet near the Tennis Courts
TOPIC: Shortness of Breath



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Dr. Justin Dukes DC, CSCS
Dr. Meghan Dukes DC, MSPT

Merrill Middle School has been lucky to bring on Christina Sylvester, our new principal, this academic year. Ms. Sylvester moved to Denver from Chicago where she taught middle school Spanish for five years, and served as an assistant principal at a diverse middle school in a southern suburb of Chicago. Ms. Sylvester is passionate about educating the whole child, believing that adolescent learners need strategic social emotional supports along with well-rounded academic experiences in order to thrive.

Merrill has increasingly become a neighborhood school, while we continue to boast a wonderfully diverse student body. This past year, we've had a 30% increase in neighborhood students choosing in, and are currently at capacity with our 6th grade class. We continue to offer strong academics, providing honors and GT classes along with a 3-year Spanish program and a plethora of enrichment and after-school club activities. We maintain an excellent corps of dedicated and teachers who help contribute to an upbeat and welcoming school environment, along with a large and supportive student service team.

This coming year, Merrill leadership will focus on maintaining smaller class sizes for our sixth grade year and attaining one-to-one technology, together with the support of our wonderful parent community. Please stop by a sports game or an event at school. We would love to have the neighborhood community join us!

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Greetings Cory Merrill neighbors & Happy New Year,

I often wonder why there seems to be a lack of community involvement on issues that affect the entire citizenry of Denver. It could be that there just isn't enough notice from the city on the myriad of projects in the works. It is up to all of us to inform our elected officials that we want to be informed well in advance of any project that will impact our family's safety, home values and general well being of Denver.

There happens to be just such a mechanism, it is your Inter-Neighborhood Cooperation, (INC). The city presents upcoming projects to INC committees such as Safety, Education, Parks and Recreation, Zoning and Planning (ZAP) and Transportation.

These committees are made up of citizens just like you and I who care about the above mentioned concerns. Without these "watchdog" entities, a strong mayoral government like Denver, our wishes sometimes do not realize the attention we feel they are due. On a recent city-wide survey, concerns were raised that our City Council has given up too much authority to the mayor and a change was needed to address this perception. After all, perception is reality.

With the Platt to Park Hill water diversion, City Park Golf Course destruction, marijuana legalization and our schools in question, neighborhood involvement is paramount. Therefore I am challenging Cory Merrill neighbors to attend meetings that would peak their interests and help Denver become the city we all wish.

One thing that our City Council and Mayor realize is this: we have the vote.

Come to a committee meeting that may interest you, you may just get hooked.

denverinc.org - It's our city, get involved.

Neighbor, George E Mayl
comayl@aol.com

GOOD TO KNOW!

Plastic Bags Contaminate Recycling - Republished from WasteWise Denver, 2017 Solid Waste Management Newsletter

NEVER place plastic bags in your purple recycling cart! Plastic bags get caught in the equipment used to sort recyclable materials and can cause the entire facility to shut down. Instead, take your plastic bags to your local grocery store for recycling. And consider skipping plastic bags altogether, and using reusable bags instead.

Place recyclables loose in your recycling cart. If you must use bags to transport your recyclables, paper bags a great alternative.

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**A Message from City Councilman
Paul Kashmann, District 6**

Greetings and Happy New Year!

When it comes to paying the tab for the cost of living in the City and County of Denver, there is no pot of gold at the end of the rainbow. The dollars needed to pay personnel, fund services and facilitate construction of city assets come from you and me, and all the others who live, work and play in the Mile High City.



While many services are labeled as “free” (trash pickup, street paving, etc.), and others require out of pocket expense (curbside composting) the money is coming out of your wallet either way. Those “free” services are not without cost, but don’t generate the same level of angst as does a monthly compost bill, as their “freeness” is built into the General Fund budget.

But once again, do not forget that Denver’s budget (\$1.4 billion per year) is fueled by property tax, sales tax, lodgers tax, fees, fines etc. that are paid into city coffers as a matter of course. And again, it is you and me and all our cohorts who foot that bill. There are no elves or other magical creatures or critters plunking gold coins into some mythical bank.

This cold reality is especially relevant as the Mayor and City Council, along with a broad-based contingent of citizens from the business, non-profit and neighborhood sectors begin the important work of preparing a General Obligation Bond package that will go before voters in November of this year.

As mentioned above, our city budget for 2017 is in the neighborhood of \$1.4 billion dollars. A ton of money to say the least. You can build a lot of “stuff” for \$1.4 billion. But slowdown a minute, cowpoke. The money we actually have to build “stuff” is far less, because 68% of our budget goes to pay the personnel who answer the phones and staff the counters at city offices, pick up the trash, put out fires, maintain our parks, arrest criminals etc., leaving us with something just under \$500 million to pay for the asphalt that fills the potholes, the paint and plaster that keeps our buildings maintained, the cars our cops drive, the gasoline that fills up the tanks in those cars, the hoses that carry the water to put out the fires, the lights that illuminate our parks, as well as the libraries, police stations, recreation centers, playgrounds, swimming pools and the like that are such an important part of our community.

The never ending need to maintain what we have and build what we need leads to a laundry list of deferred maintenance and construction that our annual budgets can’t accommodate. Thus, every ten years or so, the city needs to go to the voters with an additional ask so a dent can be made in the backlog of fix-ups and new builds that are deferred each year. The Better Denver bond package, in 2007, our last such effort, funded 380 projects across the city for \$535 million. This year, we have the ability to finance a bond package in the neighborhood of \$500-\$600 million without having to raise taxes. Depending on the discussion that takes place over the next few months, the package that ends up going to voters in November may be greater or lesser than that number. But, even if it doesn’t require that we raise taxes, it would be wise to pay very close attention, because it still would mean we’d be spending about a half billion of your dollars on a variety of projects that may or may not be to your liking.

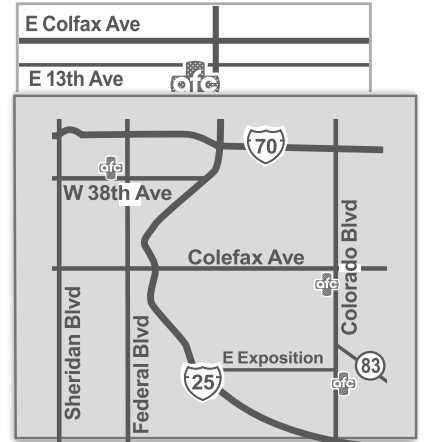
The Mayor is assembling a handful of task force groups to consider projects related to: Public Safety, Parks & Recreation, Transportation & Mobility, Arts & Culture and City Facilities. You can expect that the plan sent to voters will be a laundry list of packages, rather than one large take it or leave it number.

This is your opportunity to let your priorities be known, to move forward in creating the city in which you want to live. To look at what was achieved through the Better Denver bond issue in 2007, visit: <https://www.denvergov.org/content/denvergov/en/better-denver-bond-program.html>

To keep up to date on the proposed 2017 bond issue, visit: <https://www.denvergov.org/content/denvergov/en/denver-department-of-finance/2017-go-bond.html>

Feel free to contact my office with questions about this or any other city issue. 720-337-6666. Let’s make this a great New Year!

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CORY-MERRILL

REAL ESTATE INSIGHT ~ What will 2017 bring?

By Holly Carpenter, Broker Associate
LIV Sotheby's International Realty

Predicting the 2017 housing market is going to provide some interesting dinner-time conversations in Cory-Merrill, the entire city of Denver and across the country. There are many diverse and emotional opinions surrounding the economic landscape of the future. Questions relating to immigration, taxes, the Supreme Court, political parties, the stock market, and everything related to all the above. "The only thing constant, is change". So apply a little flexibility to the following real estate overviews, and this year's outlook will become slightly more clear than mud.

Inventory Levels – When housing demand is high and available homes for sale (inventory) is low, prices will be strong and will continue to rise. Inventory levels and home affordability typically improve as you drive farther away from urban epicenters. In suburban areas, values provide more bang for your budget. The trade-off is that you may put more miles on your car and values will probably not rise as quickly. Denver remains inventory-starved and our appreciation in comparison to other major cities tells the story. Over the last 3 years, Denver has realized home appreciation of 8.74%, ranking #2, just below Portland with 9.08% appreciation. Cory-Merrill still has a foothold as one of the most sought-after neighborhoods in the city.

Interest Rates – Rates have inched up and some predict rates from 4.5%-5.5% by 4th quarter of 2017. The low was 3.5% percent in 2016 and are now closer to 4%. This increase may slow the market a bit (especially with buyers in the lower price ranges), but others will be motivated to take action before rates move further north. For example, the payment difference between 4% and 5% on a \$400,000 (30 year) loan increases from \$1,908/mo to \$2,148/mo and an \$800,000 (30 year) loan increases from \$3,816/month to \$4,296/month.

Prices – The average price of a new home is still increasing, however, the pace may soften a little. Nationally, prices have appreciated nearly 6% in 2016, with Denver being a top rated city with an annual increase of 9.6% (according to REColorado). National predictions (from NAR) appear to be in the 3-4.5% range while Denver is likely to range from the 6-8% in increased values. According to the U.S. Bureau of Labor Statistics, Colorado ranked 5th in job growth and 12th for total job increases.

If you're considering a move and would like further insight and analysis, please feel free to contact me. 303-589-7449, holly.carpenter@sothebysrealty.com. ~ Holly Carpenter, Broker Associate, LIV Sotheby's Realty

CORY MERRILL REAL ESTATE ~ YEAR END (JAN 2016 - DEC 2016)			
	2015	2016	% Change
Avg Price	\$675,431	\$779,386	15.4
Avg Price Per Sq Ft	\$385	\$411	6.6
Highest Price	\$1,633,000	\$1,574,9000	-3.6
% Sold to List Price	95.4	96.3	1.0

This representation is based in whole or in part on data supplied by REColorado. REColorado does not guarantee nor is responsible for its accuracy. The data maintained by REColorado may not reflect all real estate transactions in the market.

CORY MERRILL ANNUAL SURVEY ~ BY SCOTT TAKEDA

-As of December 27th 2016, 673 out of 2042 Cory Merrill houses are either pre-existing two-story houses, pops or scrapes.

-That's an increase of 32 since my last survey in December 2015. The previous five years averaged 23.4 homes/year. -32.96% of Cory Merrill homes are now pre-existing two-story houses, pops or scrapes. At this current pace, we will easily pass the 1-in-3 mark next year.

-In 2007, 21.7% of Cory Merrill homes were pre-existing two story homes, pops or scrapes.

Other observations:

-All-in-all, redevelopment in 2016 was a consistent with previous years since 2010, with a slight increase in homes over the average.

-In 2015 and in 2016, most of the redevelopment was concentrated in the 1500, 1600 and 1700 blocks. The South 1600 Blocks were particularly fast developing with five blocks having at least one redeveloped home.

-In 2016, Denver's Home Builder's Association featured Cory Merrill with their top Dream Home. It was built on the block of South 1600 Cook Street.

-The neighborhood east of Steele surpassed the 1-in-5 mark with 13 additional scrapes.

That's the news for 2016. Feel free to reach out to me if you have any questions. Scott



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SOUTH HIGH SCHOOL ~ South continues to grow both in our neighborhood enrollment and a top "choice-in" high school for DPS!
Here are just a few of our highlights:

South students are Semi-Finalist for the Prestigious Boettcher Scholarship

Three of our students have also been chosen as semi-finalists for the Daniels Scholarship Fund. Boettcher is a high merit full-ride scholarship to any in-state school. Once students are announced as semi-finalists (only 100 across Colorado), they will submit a letter of recommendation and move into the interview process. Best of luck!

South High Digital Media Club (sponsored through the University of Denver) has been granted the Transportation Solutions Champion Award, for excellence in increasing the use of alternative transportation for students through ongoing planning!"

Marcus Lindsay is 4A Player of the Year!

Our very own Marcus Lindsay was chosen as this year's 4A Player of the Year. He is currently being recruited by Weber State, Montana and CSU Pueblo. Congrats to Marcus on this awesome achievement!

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Code requirements for considerate construction in Denver neighborhoods

To comply with the City and County of Denver code, and to avoid conflicts with residents of neighboring properties, as well as possible citations and fines, builders must:

GIVE NOTICE

Code Requires

- Notify adjacent property owners of demolition or excavation at least 10 working days before permit is issued. This includes property owner(s) across the alley. Proof of notification shall be presented to the permitting office prior to issuance of permit.

Recommended Practice

- Provide each notified owner with the builder's name, mailing address, business phone number and phone number of the construction supervisor, as well as an anticipated start date of construction or demolition.
- Provide reasonable access to a builder representative by phone whenever construction activity is underway.

MANAGE NOISE

- Construction activities and operation of construction equipment are exempt from decibel level restrictions from 7 a.m. to 9 p.m. weekdays and 8 a.m. to 5 p.m. on weekends.
- Any construction related noise, including material delivery, set-up and clean-up, exceeding 55 decibels between the hours of 9 and 10 p.m. and 50 decibels between the hours of 10 p.m. and 7 a.m. may result in a noise violation citation from the City of Denver. Fifty decibels is equivalent to quiet conversation and 55 decibels is equivalent to a running microwave.
- Be considerate of neighbors when listening to music on the work site. Music is not "construction-related" noise. It is subject to a 55 decibel limit during daytime hours.

MAINTAIN CLEAN SITE

- Prevent damage to all property, both public and private, including but not limited to streets, sidewalks and curb and gutter, when delivering materials and performing work on site.
- Store materials, including sand and dirt, on work site, not in the alley, on sidewalks, neighboring property or in the street, unless a proper permit is obtained. Promptly clean up any materials spilled on the street, alley or adjacent properties.

- Place trash in appropriate receptacles. Do not put construction trash or debris in city dumpsters.
- Make every effort to prevent construction debris from affecting neighboring properties.
- Contain to your worksite concrete wash-off, as well as silt and debris resulting from stormwater runoff, keeping sidewalks, streets and neighboring properties clean. Violations may result in a citation and fines from the City, State, and/or Environmental Protection Agency.
- Protection must be provided for pedestrians and property for the duration of construction. Fences must be not less than 6 feet above grade and placed on the side of the walkway nearest to construction or demolition work.

AVOID BLOCKING ACCESS

- It's suggested to make off-street parking arrangements for your employees and affiliates.
- Use the alley for temporary loading/unloading only.
- Limit parking of heavy equipment on the street or in the alley to periods of active equipment use.
- Do not block neighbor driveway access.

PRESERVE TREE CANOPY

- All trees within the public right-of-way must be protected from damage.
- Improper tree protection measures can result in tree damage for which the appraised value of the tree prior to damage may be assessed. This assessment is increased to treble damages for trees within the public right-of-way.
- Preservation of a tree's rooting environment and root system, such as eliminating access and/or storage within the drip-line of the protected tree, are necessary to properly protect trees from damage.

BE RESPECTFUL

- Do not take breaks on neighbors' property or otherwise trespass on neighbors' property.
- Do not use water or electricity from neighboring properties without permission.
- No vehicle can idle for more than 5 minutes in any one-hour period unless the temperature has been less than 20 degrees for each hour of the previous 24 hours or the latest hourly temperature is less than 10 degrees.

For information call 3-1-1 or call Councilman Paul Kashmann at 720-337-6666

Our Neighborhood is Part of
 the City's Compost Collection
 Program! Sign Up Today!

Every year Denver residents throw out tons of food and yard waste that could have been turned into beneficial compost. There are now several ways you can help reduce the organic waste from your household AND reap the benefits.

- **Denver's Compost Collection Program** - For a small quarterly fee, the City and County of Denver will provide you with a large green composting bin to help you reduce household food and yard waste.
- **Backyard Composting & Master Composting Classes** - Learn the art of composting to create nutrient rich compost for your garden and other landscaping purposes.
- **Seasonal Programs** - Treecycle, Denver LeafDrop, and Mulch Giveaway and Composts sales are held seasonally to help reduce landfill waste for Denver Residents. **GET STARTED AT** WWW.DENVER.GOV