



President's Letter...

Letter from the President
Hello Neighbors –

It's that time of year, the CMNA Annual Dues Drive! Please consider contributing to CMNA, every donation helps make a positive impact to our community. The suggested donation is \$25 per family. You may donate via PayPal on our website or the included self-addressed envelope.

The next general meeting is on Wednesday, October 27, at 6pm at The Kirk of Bonnie Brae Church. The speakers include Councilman Paul Kashmann, the League of Women Voters and Speaker of the House Alec Garnett.

For Halloween this year, CMNA will be hosting a candy station and we will even have a food truck from 4:30-6pm on Halloween night! We invite Cory-Merrill children, families and neighbors to stop by the corner of Louisiana and Clayton for a yummy treat and you can order from the food truck. You will find all the event details on our website and social media.

Friendly reminder that we are on Instagram. Be sure to follow us @cory_merrill_neighbor. And if you haven't yet,

please sign-up to receive emails, which you can do from our website.

In this season of gratitude, we thank you for making Cory-Merrill so special, and we hope to see you at the October 27th meeting and Halloween night.

Have a Festive Fall, Rachel Molokin

CMNA Neighborhood Meeting

The Kirk of Bonnie Brae Church
Wed, Oct 27, 6:00-7:30pm

Guest Speakers:
Councilman Paul Kashman
League of Women Voters
Speaker of the House Alec Garnett



Stop By This Year's CMNA Halloween Candy Station & Food Truck

Celebrate Halloween with the Cory-Merrill Neighborhood Association! Costumed kids and families are encouraged to stop by CMNA's candy station on the corner of Louisiana and Clayton Streets between on Sunday, October 31 from 4:30-6:30 p.m. CMNA will be providing individually-packed bags of treats for anyone who stops by.

In addition, there will be a food truck located on the corner of Louisiana and Clayton from 4:30-6 p.m., so consider stopping by for dinner either before or after trick-or-treating.

More information on CMNA's Halloween celebration is available on our website.

Annual Fall Dues Drive

Once a year we reach out to neighbors and ask for your support by donating to the Cory-Merrill Neighborhood Association. The suggested donation is \$25 per family. The dues collected each year go towards the printing of the quarterly newsletters, the Post Office box rental, the room rental at the KBB, annual dues, events, annual insurance, signage for events, office sup-

plies, etc. With your help, we are able to hold several events a year as well as host the Food Truck Events. Due to the pandemic, we were unable to hold as many in-person events as usual, so we made \$200 donations to the Cory Auction & Cory Fun Run Event, the Merrill Middle School PTSA and the Food Pantry at South High School. We believe in giving back to our community when possible. We plan to make

a donation to Merrill Middle School toward the purchase some shade trees for their campus. Please use the envelope included in this issue and consider a \$25 donation to help us continue to serve our neighborhood. You may also donate through our PayPal account (see the QR code) that is on our website: corymerrillneighborhood.com THANK YOU!



In light of frequent changes due to COVID-19,
Check NJHEALTH.ORG/WWAD
 for the latest schedule

MEET NEW PEOPLE • LEARN ABOUT HEALTH • WALK AND GET FIT WITH DOCTORS
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NJHEALTH.ORG/WWAD



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We believe that gifting should be purposeful and support driven. It takes a village to have a baby... so why not gift resources they deserve and products they will love!

We help women to become mothers. Men to become fathers. People to become parents.



build a village



www.dolaladoula.com

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Meet Some of the Cory-Merrill Pets

Cory-Merrill is home to many beloved pets! Get to know some of the neighborhood's animal residents in this monthly feature. If you want to see your pet in an upcoming newsletter, email a photo and some "fun facts" about your pet to cmna@corymerrill.org. We look forward to including pets of all types!

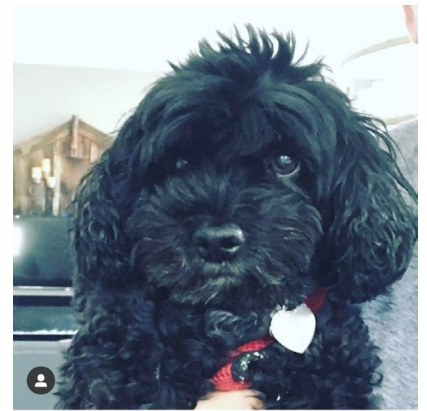


Miss Kitty

Miss Kitty (we think) is the second feral/stray to grace our residence in the past 15 years. With two outbuildings for shelter, a large deck for breakfast and dinner, a forest and a large field behind the house, naps in the sun during the winter, and a heated cabana when it snows, these felines each won the kitty lottery of the year. This kitty has actually consented to occasionally be petted, but only on certain conditions and with complete freedom to discontinue for strange sounds, flashing lights or flying leaves. James Jacobs family.

Lucky

Lucky, a cockapoo, has been living in Cory Merrill for 12 years. Everyone still asks if she's a puppy. She was a puppy when I picked her up at 9 weeks old from a breeder in Iowa. Definitely still a puppy at heart and action! Except for big trucks driving by, Lucky is friendly with everyone, especially kids. Unlike most dogs, Lucky barks at thunder and lightning, which she thinks it's a party and she's protecting us as well? Lucky introduced me to my husband in Cherry Creek in 2014. Lucky noticed Greg and barked and barked until I noticed him as well. She truly instigated our love affair. Now we have been married since June 2019 and love living in Cory Merrill. I have been here for 21 years. Julie and Greg Olson



Otto

Otto is a 14-month-old German Shepherd who lives with the Hilsendager family on South Milwaukee Street. He loves taking walks with his family and playing with other dogs in the neighborhood. While he's not a water-lover, he loves hiking and playing in the snow!

New Logo

Last year, the Cory-Merrill Neighborhood Association launched a new website, and now we are excited to unveil refreshed branding, which includes an updated logo. With a tree remaining at its center, this logo represents our neighborhood's past, present and future, as we remain firmly rooted in our history and continue to grow together.



Chloe

Chloe became part of our family about 3 years ago as a Craigslist rescue. A pure lab, she is the sweetest, neurotic and loyal hound that you'll ever meet. She loves walks in the neighborhood, sitting on the front porch and of course belly rubs. She looks forward to meeting you and saying hello!

From the beloved home of Denise.

South High School Update...

*By Melina Hodzic,
Denver South High School*

We are so glad to see faces back in the building! We have started out the year with a home football game, greet-and-meet with teachers, a club fair, and our PTSA back-to-school bash! School is starting to feel normal again.

We currently have 1,775 students enrolled at Denver South. This is the largest enrollment in years!

Our Denver South community has also experienced traffic delays around school in the last few weeks as a result of our students, teachers, and staff coming back to school.

We are improving wait times and will

continue to make adjustments to keep students and the community safe, including encouraging walking and car-pooling.

We appreciate all you do to make our community a better place and welcome your feedback, observations, and ideas.

As many know, we have been working on rebranding our school after we changed our mascot from the Rebels to the Ravens.

A few months ago, the Denver South rebranding project received a huge boost when South alum, NFL star Calais Campbell of the Baltimore Ravens, donated \$30,000 to the effort.

After receiving news of the rebranding project, Campbell was happy to help

as he noted that the Rebels mascot was something he did not feel comfortable with while he was a student at Denver South. Campbell and his classmates did not feel as if they had the power to make a change 17 years ago and he is thrilled to be a part of the mascot change now taking place.

Denver South planned to retire his number and honor him on April 10, 2019. Unfortunately, that event was cancelled due to COVID-19.

South plans to reschedule this event and honor Calais for all of his achievements in the near future.

We also want to shout out our girls basketball team. A year after doctors saved Head Coach Wayne McDonald, the team wanted to pay that effort forward by impacting the lives of others in the community.

Last but not least, we want to give a big shout out to our principal, Bobby Thomas, on receiving the LAMP Award from Denver Public Schools. The LAMP Award is the most distinguished award honoring the district's Shared Core Values champions who model the way for DPS.

We are Denver South! Go Ravens!



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Donate to the “Friends of Cory” Annual Giving Campaign

The Friends of Cory giving campaign kicked off in early October and runs through the end of November. This annual fundraiser provides foundational support for Cory Elementary, helping to fund paraprofessional educators, specials teachers, enrichment experiences and classroom technology.

This year, the campaign’s goal is \$70,000, and Cory fami-

lies, friends and neighbors are encouraged to contribute. Donations are 100% tax deductible, and every dollar goes directly to programs that benefit Cory students.

Online donations can be made through the Cory Elementary website (<https://cory.dpsk12.org/friends-of-cory>), or by mailing a check to the Cory Elementary PTA, Attention Friends of Cory, 1550 S. Steele Street Denver, CO 80210.

Fall Cocktail Recipes...

Witches Cinna Cider from Campus Lounge

1.5 oz Frankly’s Organic Grapefruit Cinnamon Vodka

3 oz Apple Cider
Dash of ground cinnamon on top
Garnish with an orange peel.
Serve hot or over ice!

Linda V’s Fall Cocktail

1.5 oz Tequila
2 oz apple cider (not juice)
A cinnamon sugar rim

A skinny apple slice on the rim.
Pour over ice.



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Oktoberfest Block Party

Neighbors at 1300 S. Fillmore Street hosted their very own Oktoberfest block party! Young and old attended the event with many dressing for the occasion. Everyone brought food to share to include brats, beer, homemade pretzels and even milk can stew. It was all delicious and fun. Maybe next year the attendees will learn the polka! Who knew the residents of Fillmore had such a variety of beer steins to match the dirndls and lederhosen. PROST!

IRT-1948H-A

Greetings Cory-Merrill Neighbors...

By Paul Kashmann

I am pleased to announce that the speed limit study that I was able to get funded in the 2021 budget (\$350,000) has resulted in the approval of our Department of Transportation and Infrastructure (DOTI) for a Municipal Code amendment I will soon bring forth to reduce speeds in our neighborhoods from 25mph to 20mph.

I am also working with Denver Police Department to purchase and implement new software that will make it easier for bicyclists to register their bikes on line (including photos of the bike), and easier for our police officers to trace stolen bikes that are found.

The latest plan in Denver's Neighborhood Planning Initiative, the Near Southeast Neighborhoods Area Plan, is focused on your neighbors east of Colorado Blvd, from Colorado Blvd. to Quebec St., and Leetsdale Dr. to Yale Ave. The 18-24

month project will determine how we implement the guidelines from our major land-use and transportation plans – Blueprint Denver and the Denver Comprehensive Plan – in the near southeast area.

I was asked to reiterate why I was a “yes” vote when Council voted on revisions to our Group Living guidelines. I believe it is important that we facilitate new options for residents to live together, in light of the extreme increases in cost of living in our city – which the amendment Council passed will do. However, the initial recommendations floated by the committee considering the group living topic were more extreme than I could accept.

Historically there has been no limit on the number of related individuals that can live in any Denver home. Households made up of unrelated people, however, were limited to two adults, and all their adult relatives. The committee proposed

that Council change the ordinance so eight adults, and all their adult relatives, could occupy any Denver home. Along with several of my colleagues, I urged that the number of unrelated residents in a home be limited to five – with no allowance for additional adult relatives.

It is important that individuals being released from prison have a guided pathway to prepare them for a successful return to life on the outside. The initial proposal to expand the zone districts where community corrections halfway houses could be located included all residential areas. Again along with several colleagues, I advanced a change that would not allow that use in single unit (single family) residential zones, while still leaving more room for these important uses to locate.

For questions about any city topic, contact my office at 720-337-6666.

SOLD in Cory-Merrill BY HOLLY CARPENTER



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1466 S. FILLMORE ST



1545 S. COLUMBINE ST



1315 S. SAINT PAUL ST



1327 S. SAINT PAUL ST



3333 E. FLORIDA AVE



1635 S. MADISON ST



1280 S. SAINT PAUL ST



HOLLY CARPENTER

303.589.7449, hcarpenter@livsothebysrealty.com

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If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. Each office is independently owned and operated.

Cory-Merrill Denver Real Estate Market Stays Strong



I hope you all are enjoying the start of fall. On the real estate front, as is typical for this time of year, buyers and sellers are turning their attention to a preparing for the upcoming holidays and shifting their focus to other priorities. Real estate may not be their main concern. Despite this, the Denver Metro market is expected to remain strong and

Cory-Merrill to remain one of its most sought-after neighborhoods.

In Colorado’s capitol city and its surrounding neighborhoods, the number of homes sold at all price points dipped slightly by 9% through August compared to the same time frame in 2020, according to LIV Sotheby’s International Realty’s Monthly Market Report for Denver Metro. This small decrease is an expected trend that many markets across the state see on a seasonal basis and is also a positive indicator that the real estate market is in a healthy rhythm.

Although the number of homes sold decreased, sellers should not be discouraged as the odds of selling have increased, according to the Metro Denver Market Review, compiled by Megan Aller of First American Title. This metric measures the ratio of buyers and sellers in a given market. In August, the odds of selling for homes in Denver Metro increased by 2.9% from July to reach 77.8%. This illustrates that sellers still have a good position in the marketplace where they can feel confident about getting their home sold in a timely manner.

But creating a strategy for success is still important. With less buying activity currently taking place, accurately pricing and marketing homes will be crucial. Keep in mind that the average sold price for homes in Denver Metro was \$607,003 through August of this year – an impressive 16% higher than the average sold price through the end of the summer last year. Using this information and local comps, sellers can achieve their financial goals.

This change in pace can also be beneficial to buyers who have toughed out the fast-moving market in Denver Metro this year. Buyers can breathe a little easier knowing that there is slightly less competition for Denver’s limited inventory of available homes. Data from the Metro Denver Market Review shows that the number of showings that took place last month decreased marginally, by 0.2% compared to July. Although small, this reduction may provide buyers with the chance to make a winning offer on a home this fall.

The data gathered from the luxury sector of the real estate market, which includes homes \$1,000,000 and above, told a different story. This portion of the Denver Metro marketplace saw a 35% increase in listings sold, totaling 470 homes sold through August of this year. The average sold price for local luxury properties through August was \$1,575,018 – a 1% decrease from the same period in 2020.

If you’re considering a move and would like further insight, please feel free to connect with me. If you have a home to sell, I provide a complimentary home valuation. I look forward to hearing from you! ~ Holly Carpenter, Broker Associate, LIV Sotheby’s Realty 303-589-7449, holly.carpenter@sothebysrealty.com. View my client testimonials at www.CoryMerrillExpert.com

CORY MERRILL REAL ESTATE			
2021 3rd Quarter (Jul-Sep)			
Single Family Home Sales	2020	2021	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$504	\$574	+13.8%
Highest Price	\$2.050M	\$2.550M	+24.3%
Lowest Price	\$410K	\$515K	+25.6%
% Sold to List Price	98%	102%	+4%

This representation is based in whole or in part on data of single-family detached closed homes supplied by REColorado (MLS). 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.

Support Merrill's Shade Tree Campaign

Join the CMNA in supporting Merrill Middle School's Shade Tree Campaign. All 600 students are eating lunch outside to keep unmasked students safer. There is only one shade tree on the Merrill campus which prevents adequate distancing. The Merrill PTSA is raising funds to provide shade tents, plant tall trees and maintenance to keep these trees growing taller.

CMNA will be matching contributions made to up to \$200. Thank you for supporting our neighborhood Middle School

and community! This is your space too, neighbors.

When you donate on Pay Pal, please add a note: Shade Tree Project

<https://www.paypal.com/paypalme/merrillpta>



Scan. Pay. Go.

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Remove Valuables from Vehicles
Close Garage Doors, Lock Up/Register Bikes
Report all suspicious behavior!
Emergency: 911
Non-Emergency: 720-913-2000
Non-Urgent Denver Police Contact Info:
Officer Kate Young
kate.young@denvergov.org
Officer Antonio Pacheco
antonio.pacheco@denvergov.org

City Improves Streets/Sidewalks

A special thank you to the City of Denver, Denver Department of Transportation and Infrastructure, and to Streets Supervisor Norm Shaw and his crew. We were lucky this summer to have all streets south of Florida, between University and Colorado, repaved with fresh asphalt. Also, several blocks received new sidewalks, especially along Florida, near the schools, and on East Iowa Ave. The neighborhood looks great. Thank you, City of Denver!

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