

CORY-MERRILL

— NEIGHBORHOOD ASSOCIATION —

NEWSLETTER

FALL 2022

Letter from the President ...

Happy Fall to all of our Cory-Merrill neighbors, and welcome especially to our new CMNA Board members. In addition to me taking on the position of President, we have Missy Fagerstrom as the new Vice-President, Laura Harter as the new Treasurer, and Lisa Reynolds as the new Secretary. I also want to thank Samantha Sturhahn for doing an exceptional job of putting this newsletter together.

Having been a member of the CMNA Board for several years, I am excited to be your new President. As a former police and fire chief and a past member of the Denver Civil Service Commission, I hope those skills learned, along with an MBA in Finance from the University of Denver, will serve you all well.

The CMNA Board is here to provide knowledge and assistance on Cory-Merrill neighborhood needs, so please attend our next quarterly meeting on October 26th, 6:00PM at the Kirk of Bonnie Brae. Take care and see you then.



- Chris Olson, President

Upcoming CORY-MERRILL Events !

— NEIGHBORHOOD ASSOCIATION —



Quarterly General Meeting



Wednesday, October 26 at 6:00PM
Kirk of Bonnie Brae Church

All are welcome & encouraged to attend!

Speakers

- Paul Kashmann, Town Councilman: Neighborhood & City updates
- League of Women Voters: non-partisan overview of ballot measures
- City of Denver Dept of Transportation & Infrastructure: changes coming to trash & recycling services

General Q & A will follow the program of speakers. Please bring your questions & come say hi to your neighbors and new Neighborhood Association Board members!

Trick-Or-Treat Station

The CMNA invites Cory-Merrill children, families & neighbors to come Trick-Or-Treat at the CMNA treat table!



Monday, October 31 4:30-6:00pm

@ the corner of S. Clayton & Louisiana streets

Come grab some treats, show off your costumes, your kids' costumes or your pets' costumes and say hello to your neighbors! Hope to see you there!

cmna@corymerrill.org www.corymerrillneighborhood.com PO Box 101713 Denver, CO 80210

 @cory_merrill_neighbors

 @corymerrillneighborhood

About the CMNA

For more than 30 years, the Cory-Merrill Neighborhood Association (CMNA) has been committed to supporting an inclusive, informed community; collectively addressing issues that impact quality of life; and working together to ensure a bright future for the Cory-Merrill neighborhood and all of its residents. The association is not a Homeowner's Association and has none of the powers of an HOA. Instead, as a Registered Neighborhood Organization (RNO) in the City of Denver, the CMNA undertakes efforts that build community, and offers all neighbors the opportunity to get involved in issues that have an immediate impact on our neighborhood. Our association, like all RNOs, plays an important role in Denver's efforts to increase access to, and improve the flow of information from, the various agencies and departments of the city.

The CMNA is an active association that meets quarterly for general neighborhood meetings. General meetings feature guest speakers like elected officials, local business owners, school leaders and more. The CMNA supports various organizations, including the public schools serving our neighborhood and other initiatives related to our mission. The CMNA Board consists of elected Cory-Merrill residents that volunteer their time and experience in the capacities in which they serve.

2022-2023 Board Members

President

Chris Olson

Vice President

Missy Fagerstrom

Treasurer

Laura Harter

Secretary

Lisa Reynolds

Website / Social Media

Rachel Molokin

Newsletter Advertising

Samantha Sturhahn

Members at Large

Christine Baier

Danielle Duffy

James Jacobs

Larry May

Melinda Murphy

All communication and/or inquiries can be directed to CMNA Board Member(s) or the Board at large at cmna@corymerrill.org.



MODERN PRAIRIE STYLE

TIMELESS CRAFTSMANSHIP FOR TODAY



Modern Bungalow
1028 S. Gaylord st
Customer Parking in Alley!





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CMNA Fall Dues Drive!

Once a year, we reach out to neighbors and ask for your support by donating to the Cory-Merrill Neighborhood Association (CMNA). These dues enable the administrative functioning of the CMNA, including the printing of the quarterly newsletters, Post Office box rental, room rental at the Kirk of Bonnie Brae Church for all quarterly meetings, annual dues for the association itself, events (including signage), annual insurance, office supplies, and website/social media expenses. With your help, we can hold several events a year, as well as host the Summer Food Truck Nights. We also believe in giving back to our community when possible, and all CMNA Board Members are volunteers.



If you would like to support the continued efforts of our Neighborhood Association, please consider a donation of \$25 / family!



Dues donations can be made by check or card. Use the envelope included in this issue, or donate online through our PayPal account (see QR code) or go to our website here: <https://www.corymerrillneighborhood.com/donate-1>

Thank you for supporting your CMNA & our local neighborhood!

Meet Some of the Neighborhood Pets !

Kira

Please welcome Kira Louise Harter to the neighborhood! Kira was adopted this summer and is 19 months old. She loves to go for walks and play catch. Veteran's Park is her favorite. She is super friendly; she's never met a stranger. Kira is such a happy baby, and she prances when she walks. In the colder months she likes to be dressed. Her favorite outfit is a hooded fleecy. Her wardrobe is growing ... She is an awesome addition to the household!

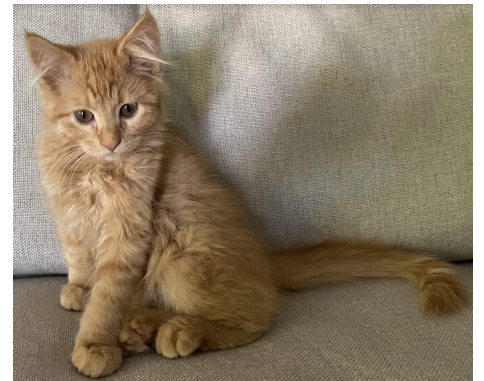
- Laura Harter



Higgins

Meet Higgins! We adopted this sweet male long hair orange tabby from the Denver Dumb Friends League at the end of September. He is super smart, very lovable and has endless energy for playing and romping around. He is gradually winning over our older cat, Luna, but not quite yet. Higgins was adopted after our trip to Ireland, so we named him after the President of Ireland, who seems to be a good fella. We look forward to many years enjoying this sweet cat.

- The Reynolds



REDISCOVER THE CATHOLIC SCHOOL EXPERIENCE.



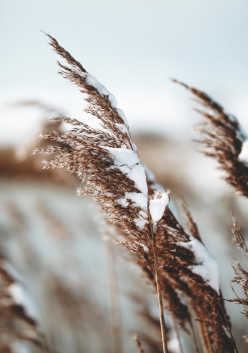
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Offering rigorous academics and a nurturing community for families, anchored in the love and teachings of Jesus Christ.

LIMITED AVAILABILITY FOR 2022-2023

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<p>Seasonal Recipe "Apple" Cheese Ball</p>	<p>Weather Winter (Water-) Wisely</p>
<p>8 oz white cheddar cheese, shredded 8 oz cream cheese, softened ½ tsp garlic powder ½ tsp cayenne pepper Paprika Cinnamon stick Bay leaves</p> <ol style="list-style-type: none"> Blend cheddar cheese, cream cheese, garlic powder and cayenne pepper with a hand mixer. Taste the concoction and adjust spices as needed. Refrigerate one hour, then mold into an apple shape. Refrigerate one hour or overnight. When you are ready to serve*, cover with paprika. Use cinnamon stick for stem and bay leaves for apple leaves. Cut out one or two slices of the apple for plating purposes so your guests know what it is! <p>* If you refrigerate the cheese ball with the paprika, the 'apple' will appear glazed!</p>	<p>With summer behind us, the ways we use our outdoor spaces may be changing - less lawn mowing, more pumpkin carving! - but conserving water in the mountain west is important year-round. Fall is a great time to review outdoor water use, make landscape improvements that require less water (and less maintenance) and winterize. Resources for considering waterwise practices are plentiful, as are opportunities to save money on the changes you make! See:</p> <ul style="list-style-type: none"> → WaterWiseYards.org → Denver Water's Residential Rebates & Efficiency Tips and personalized Outdoor Water Use reports → PlantSelect.org, a collaboration between Colorado State University and the Denver Botanic Gardens → ResourceCentral.org's many programs, including Garden In A Box 

DENVER SOUTH HOME OF THE RAVENS

Denver South High School Annual Fundraiser

This year, Denver South's fundraising efforts will fund up to \$50,000 in teachers' mini grants and direct support of students, with more than \$30,000 to the Four A's (Academics, Arts, Athletics and Activities). Funds raised also help to support school-wide events like After Prom, Homecoming, Social/Emotional Wellness Week, Culture Fest, and more.

Support our neighborhood school and [join us](#) at the IADS fundraiser (tickets only \$5!) or [donate online](#).

Councilperson Update - Paul Kashmann

Greetings District 6-ers! As summer turned to fall, it became budget season at City Hall. On September 14, Mayor Hancock put forth a \$1.66-billion General Fund proposal for 2023 that makes significant investments in major areas of concern for Denver residents, with programs addressing crime at the top of the list.

Over the past couple of years, with crime on the rise, the number of cops on the street has declined due to losses from retirements and reduced interest in careers in law enforcement. The Mayor has proposed adding \$8.4-million to fund the hiring of new officers. Other safety related asks include \$1.5-million to "increase and enhance training" for officers, and \$1.7-million to address youth violence.

The Mayor's budget also addresses safety with programs that don't require a badge and a gun. Another \$1.5-million will be devoted to Crime Prevention through Environmental Design (CPTED), meaning lighting, fences, windows, security cameras, etc., while nearly \$1-million will go to efforts to reduce reoffending by women who are exiting the justice system.

Focusing on increasing public health as a means to reducing crime, almost \$37-million will be invested in a variety of community health support programs. In addition to addressing food insecurity by directing funds to neighborhoods most impacted by lack of access to healthy eats, some \$20 million will go to expanding the availability of mental health and drug treatment for youth and adults alike.

I am encouraged at the effort to increase the numbers of well-trained "boots on the ground," but I am especially pleased with not only the Mayor's budget commitment, but Director of Safety, Armando Saldate's publicly stated commitment to increase public safety by leaning into the public health approach as well.

For in-depth information on the budget and the budget process, visit denvergov.org/budget, and denvergov.org/citycouncil. Have a Happy Halloween. Don't get spooked!

- Paul



The poster features a purple and white color scheme. At the top left, the text "I am" is written in a large, white, hand-drawn font with a downward arrow. Below it, the words "involved", "invested", and "inspired" are written in a purple, cursive font. To the right is a purple raven head logo with the text "DENVER SOUTH" below it. The main headline reads "SAVE THE DATE" in large, bold, black letters, followed by "for our annual South High School Community Fundraiser" in a smaller, black font. A purple banner below the headline lists activities: "Dinner | Connect with South Families | Paddle Raise Community Experiences | Teacher Experiences | Wine Pull and More". The event details are: "Thursday, November 10th @ 6pm", "Space Annex", "95 South Cherokee Street". There are two QR codes: one for buying tickets and one for donating. The text "To buy tickets for the event" and "To Donate Scan the QR code" is placed next to their respective QR codes. At the bottom, it says "Follow us on Facebook, Instagram or our Website."



CORY-MERRILL REAL ESTATE Change is in the Air

By Holly Carpenter & Amanda Molitor
LIV Sotheby's International Realty
www.CoryMerrillExpert.com

Hello Cory-Merrill, Happy fall! Change is in the air in more ways than one. Following two record years in real estate, the market has started to cool the unprecedented pace of homebuying and selling. Many markets across Colorado's Front Range are now in a better position to allow homebuyers to find the right home and make competitive offers without waiving appraisal contingencies and inspections. However, sellers still have the advantage of limited inventory. Homes that are prepped, staged, and priced correctly continue to sell quickly.

ReColorado's most recent Denver Metro Market Watch includes some telling highlights:

- Affordability continues to be an obstacle for prospective home buyers in the Denver Metro area. Although we've seen prices cool since their peak in April 2022, the median closed price for a Denver Metro home is still 34% higher than we saw in February 2020 or pre-pandemic.
- Prospective sellers are re-evaluating the feasibility of listing their homes for sale as the days of multiple offers

and bidding wars are in the past. The number of new listings sellers brought to the market is the lowest we've seen in any August since 2009.

- In August, homes sold for an average of one percent below the original list price. This could be a great opportunity for buyers as sellers are open to negotiate and more options are available. For sellers, setting a competitive listing price is essential for attracting interested buyers

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, hcarpenter@livsothebysrealty.com. View my client testimonials at www.CoryMerrillExpert.com.

	2022 3rd Quarter (Jul-Sep)		Percent Change
	2021	2022	
Single Family Home Sales			
Avg Price Per Sq Ft (Above Ground)	\$587	\$739	+26%
Highest Price	\$2.550M	\$2.795M	+9.6%
Lowest Price	\$515K	\$695K	+35%
% Sold to List Price	100%	98%	-2%
# Homes Sold	42	20	-52%

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.

SOLD in Cory-Merrill BY HOLLY CARPENTER



1105 S. MILWAUKEE ST



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
View my client testimonials ~ CoryMerrillExpert.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.

cmna@corymerrill.org www.corymerrillneighborhood.com PO Box 101713 Denver, CO 80210



@cory_merrill_neighbors



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A Campus Lounge Halloween

Starting at 7:30AM on October 30th with the London Broncos game and continuing from 10:00AM to 1PM with a free children's Halloween Party, The Campus Lounge is the place to be.

With discounted adult drinks and breakfast items during the game, starting at 10AM there will be lots of decorations, a bouncy castle, face painting, pumpkin carving and painting, treats, and much more, all as a special event for our guests, families, and neighbors.

Hope to see you then.
~ the Campus Lounge Staff



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
FREE BLOOD PRESSURE CHECKS, GIVEAWAYS, COFFEE, AND BREAKFAST.

Many more walks all over the Denver metro region! See the full list at:
NJHEALTH.ORG/WWAD



Fall for compost!

2022 has been a hot one. But the good news is, autumn is *nearly* here and soon the air will be crisp and your trees' leaves will start to turn. Which then means leaves will also begin to *fall*. Do you have a plan? This "almost there" season is the perfect time to think ahead about what to do with your leaves. Luckily, [Denver's LeafDrop](#) program is here to help, giving Denver residents an easy, free way to turn leaves into something helpful and keep them out of landfills:

Helping You Compost Your Leaves



FREE! 5/PK ACE LEAF BAGS

Limit one per household. WHILE SUPPLIES LAST. Rain checks and special orders not valid. For in-store use only. Not valid with any other offers. Available at participating Ace Hardware locations. Other exclusions may apply - see store for details. Offer valid 8/31/22 - 11/7/22 in-store only.





- 1. CLAIM YOUR BAGS.** Before raking up your leaves, use this coupon to pick up a pack of [free compostable paper bags](#) specifically for leaf collection. Get free 5-packs of paper leaf bags at [participating Denver-area Ace Hardware stores](#).
- 2. #COMPOSTINGCOLORS.** While you're raking up leaves, be sure to capture the beauty – and the bounty – of Denver in autumn by snapping a photo of your trees, leaves and LeafDrop bags. Learn how to participate in this [year's fall photo contest](#) and use the hashtag #compostingcolors to be entered to win great prizes.
- 3. DROP IT LIKE IT'S HOT.** Keep your raked leaves out of the landfill and compost them for free through Denver's [LeafDrop program](#). **Weekday sites open to Denver residents Oct. 10. Weekend drop-off sites will open Nov.**
- 4.** Remember, when dropping off your raked leaves, if you're not using free [compostable bags](#), use paper bags – they can be composted with the leaves!

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Applications Open December 1st!

The Neighborhood Play School is a community learning space where the intentional environment encourages whole child development and nurtures connections for children and their caregivers.

Complete the interest form on our website



Ages 3 and 4 - Half-Day Preschool Program
Ages 1.5 and 2 - Caregiver - Child Program



**THE NEIGHBORHOOD
PLAY SCHOOL**

The Neighborhood Play School is located in the Kirk of Bonnie Brae UCC at 1201 S. Steele Street
www.theneighborhoodplayschool.org

cmna@corymerrill.org www.corymerrillneighborhood.com PO Box 101713 Denver, CO 80210

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