



Cory Merrill Neighborhood Association Newsletter

SPRING 2021

## President's Letter...

Hello Neighbors –

**S**pring has sprung! Flowers are blooming, the grass is turning green and it's feeling warmer every day. This is a magical season here in beautiful Colorado.

The CMNA Board is excited for this bright season and the fun events we have planned. Mark your calendar for our annual Spring Yard Sale, more food trucks and the first-ever Mini-Photo Session. You will find additional information about these events in our newsletter and website. [www.CoryMerrillNeighborhood.com](http://www.CoryMerrillNeighborhood.com).

The general meeting scheduled for May 5 is cancelled. As

such, please allow this newsletter to serve as our quarterly update. The next general meeting, scheduled for August 4th, will hopefully take place in-person as planned.

Stay current on Cory-Merrill happenings and be sure to follow us on Instagram, [@cory\\_merrill\\_neighbor](https://www.instagram.com/cory_merrill_neighbor). Also, you will find us on Facebook [@corymerrillneighborhood](https://www.facebook.com/corymerrillneighborhood). And if you haven't yet, please sign-up to receive emails from CMNA.

Happy spring, enjoy yourself and this wonderful place we call home!

Sincerely,

Rachel Molokin

## Cory-Merrill's Spring Neighborhood Yard Sale is May 15, 16

**S**pring cleaning time is here! The annual Cory-Merrill Neighborhood Yard Sale, which is being organized by Scott Rodgers with eXp Realty, is happening on Saturday, May 15 and Sunday, May 16.



This is a great opportunity to clear out your stuff, keep you motivated to get it done, and meet your neighbors.

How it Works: Each house hosts its own yard sale at the time of its choosing. For a garage sale, place

a sign in your front yard directing shoppers to your garage via the alley.

Yard sales are typically active 8 a.m. to 3 p.m. each day. In addition to online marketing, signs promoting the event will be placed around the neighborhood.

How to Register: To register for the CMNA Spring Yard Sale, fill out the form at [corymerrillneighborhood.com/spring-yard-sale-2021](http://corymerrillneighborhood.com/spring-yard-sale-2021) and Scott will follow up with additional details.

Questions: Contact Scott at [scott@thepeak.com](mailto:scott@thepeak.com) or 303-242-8831

## Join the Cory Elementary Virtual Auction

Cory Elementary's annual auction, which is the school's biggest fundraiser of the year, is quickly approaching! This year's Cory MASKerade will be held virtually on May 22, with opportunities to participate in both a silent and live auction. In addition, dinner and cocktail packages, which can be delivered to your home, are available for purchase. The last day to purchase food and beverages is May 8.

More information about the auction, including purchasing food, drinks and virtual tickets, is available at <https://cory.ejoinme.org/tickets>. Questions? Email [coryauctionteam@gmail.com](mailto:coryauctionteam@gmail.com).

# Save the Date: Spring & Summer Food Truck Nights

CMNA is hosting pop-up, socially-distanced food truck nights throughout the spring and summer, including a return to the Kirk of Bonnie Brae in June!

On Friday, April 30 and Friday, May 28, food trucks will be hosted at the corner of Louisiana & Clayton Streets. Then, mark your calendars for the following dates at the Kirk parking lot:

- Tuesday, June 8
- Tuesday, June 22

- Tuesday, July 13
- Tuesday, July 27
- Tuesday, August 10
- Tuesday, August 24

More details about social distance guidelines, food truck menus, and ordering instructions will be available on the CMNA website ([www.corymerrillneighborhood.com](http://www.corymerrillneighborhood.com)).



In light of frequent changes due to COVID-19, Check [NJHEALTH.ORG/WWAD](http://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](http://NJHEALTH.ORG/WWAD)



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Christine Baier

Don Bailey

Danielle Duffy

Kristin Harris

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*Contact Us:*

CMNA

P.O. Box 101713

Denver, CO 80210

[corymerrillneighborhood.com](http://corymerrillneighborhood.com)

# 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 newslet-

ter, email a photo and some "fun facts" about your pet to [cmna@corymerrill.org](mailto:cmna@corymerrill.org). We look forward to including pets of all types!



## Meet Ozzie & Gracie

Ozzie is so happy to have a new little sister! The Duffy family rescued Gracie in October and lovingly refer to her as their Pandemic Puppy. She has brought so much joy and energy to their home and they can't imagine life without her.



## Meet Montana

Montana moved to Cory-Merrill three years ago with her family, the Lindens. She celebrated her 6th birthday in April and is always excited for a romp at the dog park or a neighborhood family walk. This bernedoodle is fond of barking often, sniffing everything, "helping" people put on their shoes, and giving her two preschool people sisters kisses. Most of all, this loyal dog loves being with her family!

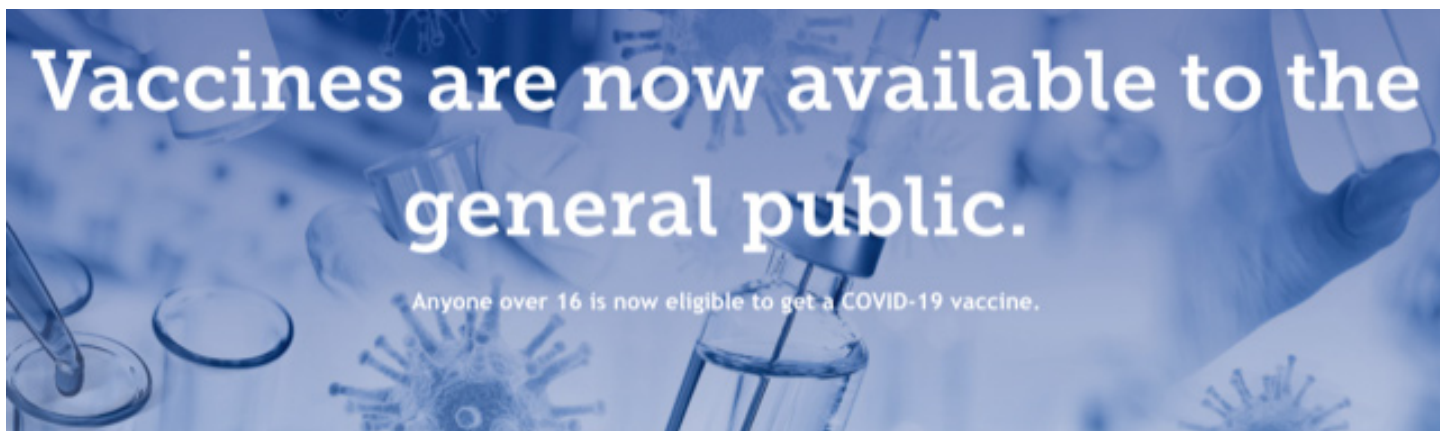
## Meet Freckles

Say hello to Freckles! Freckles is a 10 year old mixed breed who has called the Cory-Merrill neighborhood his home since 2013. Before that, he was adopted at only 8 weeks old from a no-kill animal shelter in Houston, TX. Freckles hobbies include taking long walks, sleeping, and barking at the fence in the backyard, even when there's no one there to bark at. Please stop and say hello if you see him walking in the neighborhood, he would love to meet you!



## Meet Zuri

This is Zuri – short for Azure because of her bright blue eyes. She is a four-year-old Seal Point Ragdoll cat. The Dahlen family was visiting the Max Fund Animal Shelter in downtown Denver and just had to adopt her. Zuri is very social and flops down next to us wherever we are.



**Vaccines are now available to the general public.**

Anyone over 16 is now eligible to get a COVID-19 vaccine.

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St. Vincent's is sending one big elbow bump of gratitude to our *amazing* faculty and staff for 8 straight months of in person, full day learning.



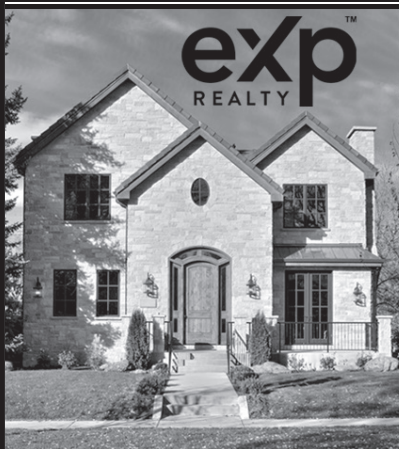
We've got this...thanks to you.

St. Vincent's has limited availability for the 2021-2022 school year. Rediscover the Catholic school experience!



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

South Denver Native  
CMNA Board Member, 2013-  
Cory-Merrill Homeowner, 2001-  
Cory-Merrill Yard Sale Organizer  
Nextdoor Neighborhood Favorite Agent



"Hello, I'm Scott Rodgers, your local Cory-Merrill Realtor and am honored to have been voted the Nextdoor.com **Neighborhood Favorite Real Estate Agent** in Cory-Merrill. My hope is you **love** Cory-Merrill! Should you, or someone you know, consider *making a move* or have questions, please reach out to discuss. You can read my *daily* housing blog at [www.thepeak.com/blog](http://www.thepeak.com/blog)

Curious what your home is worth?  
FREE Home Valuation at [www.CoryMerrill.com](http://www.CoryMerrill.com)

CONSIDERING SELLING YOUR HOME?  
» Ask me about the 9 types of home buyers in Cory-Merrill and what it means for you.

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**CORY-MERRILL'S SPRING NEIGHBORHOOD**

**YARD SALE**

SAT & SUN, MAY 15TH & 16TH 2021



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WHAT CLIENTS ARE SAYING: "Scott provided more support than I have ever experienced in the real estate market; I have bought and sold 10+ properties. His ideas for advertising were way above the average. His recommendations were spot on throughout the process. He took the time to know my needs and expectations; he acted on them at every opportunity and checked for changes as time passed. Scott was absolutely great to work with and I sincerely appreciate and respect the work he does. Thanks." — Review by Laural T., seller [www.thepeak.com/testimonials/](http://www.thepeak.com/testimonials/)

Scott Rodgers, Broker Associate    The Peak Results at eXp Realty    303-242-8831    [Scott@ThePeak.com](mailto:Scott@ThePeak.com)    [www.ThePeak.com](http://www.ThePeak.com)

# Mini-Photo Sessions Available in May

SPRING  
MINI  
PHOTO  
SESSION



CMNA is excited to offer spring photo mini-sessions with talented neighborhood photographer, James Dahlen! Whether you'd like a family photo, head shot, or photo of your pet, James has experience capturing a variety of subjects, and his portfolio

can be viewed here: [www.jdahlen.com](http://www.jdahlen.com).

These mini-sessions, which will be offered during a weekend in May, will be approximately 15-20 minutes in length and will likely happen at Wash Park. More details on exact dates, prices, location, and how to sign up will be available on the

CMNA website, Facebook and Instagram pages, and through the e-newsletter list. Interested in scheduling a mini-session with James? Email [cmna@corymerrill.org](mailto:cmna@corymerrill.org) to be added to a list of neighbors who want to participate.

## Lock Out Crime: Always Protect Your Vehicle

The Denver Police Department provided CMNA with the following recommendations to protect cars in the Cory-Merrill neighborhood:

Always lock your car, roll up the windows, and take your keys.

- Never leave belongings in your car.
- Never leave your car running unattended, even for a short period.
- Park in well-lit and busy areas.
- Use an alarm system and/or steering wheel lock.
- Remove the garage door opener when parked near the house..
- Please report all suspicious activity immediately to the Denver Police Department by calling 911 for emergencies and 720-913-2000 for non-emergencies, or visit [www.denver.org/police](http://www.denver.org/police).



## If You Aren't at Your Last Job . . . Why Is Your 401(k)?

At Edward Jones, we can explain options for your 401(k), including leaving the money in your former employer's plan, moving it to your new employer's plan, rolling it over to an Individual Retirement Account (IRA) or cashing out the account subject to tax consequences.

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## South High Selects New Mascot

Since its founding in 1926, South High School's mascot has been the Rebels, which is a reference to the southern Confederacy in the Civil War. Nearly 100 years after the school's founding, South's leadership determined that the mascot should be updated to better reflect the school's values.

After a robust community feedback process, the Raven was selected as South's new mascot because it represents the South community in a number of ways.

Ravens are smart, clever birds that are known to be strategic problem solvers.

They are empathetic, loyal creatures that form life-long bonds.

And, importantly, the raven is an inclusive animal with a long history of being held in high regard both in Native American culture and others throughout the world, and ravens are not associated with any particular gender or race. Go Ravens!



## Traditional Spanish Gazpacho

### Child Steps



Tear

Tear 2 Pieces Wheat Bread into a non-metallic bowl.

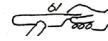


Mash

Add to the bread:

- 1 15oz. can diced tomatoes
- 3 Roma Tomatoes
- ¼ C chopped red onion
- 2 cloves garlic, minced
- 4 T oil
- 1 T vinegar
- 1 tsp cumin

Mash (using a potato masher) the ingredients together until chunky but soupy.



Cut

Help child seed and chop 1 cucumber. Add to the bowl.

Help child seed and chop 1 yellow, orange or red pepper. Set aside.

Help child cut 1 avocado into chunks. Set aside.



Blend

Using a hand blender, puree mixture until slightly chunky, but mostly smooth.



Mix

Once smooth, add cut peppers, cut avocado and 1C frozen corn. Season with salt & pepper.

Ladle into bowls, serve with blue corn tortilla chips. Enjoy!

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# 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



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1635 S. MADISON ST



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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 Real Estate Market Scorching



By Holly Carpenter, Broker Associate  
LIV Sotheby's International Realty  
[www.CoryMerrillExpert.com](http://www.CoryMerrillExpert.com)

**H**ello Cory-Merrill!  
Denver Metro has an unprecedented inventory shortage and I want to share with you Denver Metro Association of Realtor's latest market report as it gives spot-on insight to our current market conditions:

"In March, the Greater Denver Metro housing area displayed itself as an emotional market, with nearly every statistic in the report justifying how much competition there is for buyers as well as how far they are willing to take their offers to secure a home.

Year-over-year appreciation is at 15.26 percent from \$511,511 to \$589,587 this March, while month-over-month appreciation is at 6.90 percent from \$551,542. On par with recent months, median days in the MLS went down to four, while close-price-to-list-price ratio went up to 103.32 percent. Whether looking at detached or attached properties, it is a strong seller's market across the board.

"In a highly emotional market, it is one of the most challenging times to home in on a price," said Andrew Abrams, Chair of the DMAR Market Trends Committee and Metro

Denver REALTOR®. "Instead of only using past sales as an indicator, one must also understand how much competition one has when submitting an offer. In other words: the data or facts are only a small piece of the puzzle. The bigger question is what are buyers willing to offer to beat out their competitors and go under contract?"

Theoretically, this month's report shows that if a buyer waited just one month to buy a \$500,000 property from the end of February to the end of March, they would have had to pay \$35,000 more for that property.

Abrams continued, "As interest rates start to trickle up, prices continue to rise, and inventory continues to shrink, other consistent questions become whether the market is in a bubble and if now is a good time to buy? If you use supply and demand as a metric for the "bubble" question, it would be difficult to think that we are in one."

DMAR's monthly report also includes statistics and analyses in its supplemental "Luxury Market Report" (properties sold for \$1 million or greater). You can download the entire report at [DmarRealtors.com](http://DmarRealtors.com).

Now more than ever it's critical to hire a seasoned agent, whether you're selling, buying or both. Experienced agents know how to navigate this emotionally charged, ultra-competitive market. 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](mailto:holly.carpenter@sothebysrealty.com). View my client testimonials at [www.CoryMerrillExpert.com](http://www.CoryMerrillExpert.com)

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.

CORY MERRILL REAL ESTATE			
2021 1st Quarter (Jan-Mar)			
Single Family Home Sales	2020	2021	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$488	\$539	+10.4%
Highest Price	\$1.730M	\$1.930M	+11.6%
Lowest Price	\$389K	\$525K	+35%
% Sold to List Price	94%	102%	+8%

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.

## Tree Plenish at South High School

South's sustainability club is parenting with the Youth Sustainability Board and Tree Plenish to plant 200 trees to offset our school's paper usage! If you want to join our effort, request a tree for your yard! Trees are \$5 and we're pleased to offer quaking aspens and eastern redbuds. Trees can either be planted by volunteers at

your home or picked up at South on April 24, 2021. To order a tree go to [www.tree-plenishevents.org/south](http://www.tree-plenishevents.org/south)

We're also looking for volunteers to help us plant trees on 4/24/2021 to replenish our school's paper usage! Volunteers can sign up in teams of 2-3 people from no more than two households. A volunteer shift generally takes

around two hours. Each team will have a check-in time to meet at South either in the morning (between 9 and 12) or in the afternoon (between 1 and 5 pm). South's sustainability club will be in contact leading up to the event with your check-in time and more information!

# **\*\* Cory-Merrill Yard Sale \*\***

**Saturday, May 15th &  
Sunday, May 16th, 2021**

**Got Stuff? Good!** Join your neighbors and participate  
in *Cory-Merrill's Spring Neighborhood Yard Sale!*  
**Register Your Sale at [www.corymerrillneighborhood.com](http://www.corymerrillneighborhood.com)**

Brought to you by:

**The Cory-Merrill Neighborhood Association**

and



**Scott Rodgers**

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**District 3 Citizen Advisory Board Meetings with Commander Rick Kyle. Meetings are virtual. To participate contact [d3.sector1.crovolunteer@gmail.com](mailto:d3.sector1.crovolunteer@gmail.com)**

## **Denver District 3 2021 CAB Meeting Dates**

- ✓ January 5th
- ✓ February 2nd
- ✓ March 2nd
- ✓ April 6th
- ✓ May 4th
- ✓ June 1st
- ✓ July 6th
- ✓ No August CAB  
(Due to Denver Days)
- ✓ \*September 14th
- ✓ October 5th
- ✓ November 2nd
- December 7th

**1<sup>st</sup> Tuesday of Every Month with Holiday &  
Voting exceptions as noted\***

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