



Cory Merrill Neighborhood Association Newsletter

SPRING 2022

President's Letter...

The CMNA Board is excited for the spring season and the fun events we have planned. Mark your calendar for our annual Spring Yard Sale, and everyone's favorite, Food Truck Nights! You will find additional information about these events in our newsletter and web-

site. www.CoryMerrillNeighborhood.com.

The next general meeting is scheduled for May 4th, hope to see you there.

Stay current on Cory-Merrill happenings and be sure to follow us on Instagram, [@cory_merrill_neighbor](https://www.instagram.com/cory_merrill_neighbor). And

if you haven't yet, please sign-up to receive emails from CMNA.

Happy spring, enjoy the season and this wonderful community we call home!

Sincerely,

Rachel Molokin

Get Involved with the Cory-Merrill Neighborhood Association!

Are you interested in getting more connected to the Cory-Merrill community? The CMNA is seeking residents to serve as board members and provide volunteer support. Here are a few ways to get involved:

- Board service: There are a number of leadership board positions that will be open in August 2022, including President. Board members are stewards of CMNA's vision, and they are committed to creating an inclusive, connected Cory-Merrill community.

- Newsletter writer/contributor: CMNA is seeking writers to contribute to our quarterly newsletter. Pitch us your ideas, or contact us if you'd like to contribute to our regular features!
- Event organizer: Help plan CMNA events, including food truck nights; holiday celebrations, and more. We are looking for new events to host too!

If you are interested in learning more about board or volunteer service, please contact us at cmna@corymerrill.org.

Cory-Merrill May 4 Meeting

The Cory-Merrill neighborhood meeting is May 4. The meeting begins at 6 p.m. and is located at the Kirk of Bonnie Brae United Church of Christ, 1201 S. Steele Street.

Speakers for May 4th CMNA Meeting are:

Paul Kashmann, District 6 Councilman

Officers Young and Pacheco, District 3 Police
Denver District Attorney's Office

Charlotte Pitt, Office of Climate Action,
Sustainability and Resiliency, City and County of
Denver

Food Truck Season is Upon Us!

We are so excited to say we are welcoming back our Food Truck Nights this summer!

We will post a reminder on social media (Instagram and Facebook) before each event with the list of Trucks that will be in attendance. The CMNA will once again purchase the liquor licenses and the Kirk will be selling beer and wine for \$5 per drink each night to benefit their ministries.

Greetings Cory-Merrill Neighborhood Association

By *Steven Woodrow*

I hope this message finds you doing well. Things are really heating up here down at the Capitol where we've just passed the halfway mark of Session and are busy working on bills to address affordable housing, homelessness, our mental health crisis, and other critical issues. Perhaps most notably, we recently passed the Reproductive Health Equity Act—a bill that ensures reproductive healthcare decisions are left to doctors and patients—

following over 24 hours of debate on the House Floor. As the Supreme Court stands poised to undermine or even overturn Roe, the RHEA ensures that Colorado remains a state where pregnant people have the ability to choose the healthcare that is right for them. This week we turn to the budget, where we have the opportunity to allocate billions of dollars in one-time federal monies. Budgets are moral documents, and we are certain to have a meaningful debate on the most impactful ways

to spend the tax dollars we receive. Please reach out to our office with any issues. You can also sign up to receive our newsletter or review past issues (in English or Spanish) at <https://www.woodrowforco.com/update>. It is an honor and privilege to serve. Onward,
Steven Woodrow
Colorado State Representative
House District 6

Mark Your Calendars

June 14

Welcome Back Night!

Community tables and FREE ice cream provided by CMNA

June 28

Music (TBD)

Beans & Rice Drive: bulk beans and rice for the church to bag up and donate to Metro Caring

July 12

Community Tables

July 26

Music (TBD)

School Supply Drive to benefit Hope & Home Foster Care

August 23

THANK YOU NIGHT!

1 free beer or wine cocktail per adult provided by the CMNA

Music (TBD)

Donation drive (TBD)

News from Paul Kashmann

City Council completed the once-a-decade task of redrawing Council District boundaries, as is required by law to ensure all 11 districts have approximately the same population.

Under the new boundaries, the Rosedale/Harvard Gulch neighborhood will, unfortunately, shift to District 7, but District 6 will pick-up the northern reaches of the Belcaro Neighborhood, as well as the historic Polo Club community, north of Exposition Avenue.

In the northeastern corner of District 6, the boundaries between Districts 6 and 5 (to the north) have largely set Leetsdale Drive as the natural boundary, which means District 6 gains additional portions of Virginia Vale, while losing a few blocks of the Winston Downs neighborhood, north of Leetsdale.

For details, visit denvergov.org/redistricting. The changes go into effect following the next municipal election on April 4, 2023.

Cory-Merrill Neighborhood Board

President

Rachel Molokin

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Communication

Jenine Mathias

Yard Sale

Scott Rodgers

Newsletter Advertising

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Don Bailey

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James Jacobs

Dennis Robinson

Contact Us:

CMNA

P.O. Box 101713

Denver, CO 80210

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 newsletter, email a photo and some "fun facts" about your pet to cmna@corymerrill.org. We look forward to including pets of all types!

Kai

Kai (whose full name is "Kai Hunny Pup-pup") is a miniature red labradoodle. He is 3 and a half years old and became a new member of the Jones family when they moved to Denver from Salt Lake City in 2018. Kai is famous in the neighborhood for his beautiful coloring, his incredibly gentle temperament, and for playing fetch with anyone who comes by his home on South Columbine Street. To those who walk by, he will drop a tennis ball through the fence repeatedly, continuing until the thrower gets tired. Kai has families that visit him nearly every day-- so much so that, at times, there can be a line of people waiting their turn! Kai lives with two "people siblings", Syllas (10) and Ainsley (7), as well as two "cat siblings", Nyla (15) and Wyatt (13).



Fodi

Fodi is a four-year-old lovable yellow Labrador-golden retriever mix. Fodi was born in California and spent the first 17 months of his life learning to be a guide dog. After he completed intensive training and passed all the necessary tests, he qualified to become a guide dog for a person who is blind or visually impaired. In September of 2019, I traveled to Guide Dogs for the Blind inc., in San Rafael California. I was matched with Fodi and we spent two weeks getting to know each other, learning to work together, and we then graduated from the program as a successful working team.

When I am ready to head out for the day, I put Fodi's in his harness and he knows it is time for him to go to work. Fodi's job is to lead me around obstacles, stop if something is blocking our path, help me cross streets safely, and find bus stops and other familiar locations. When Fodi and I return home, I take him out of his harness, and he enjoys pet life. Some of his favorite activities include pouncing on his toy stuffed alligator, chewing on his bone, playing with other dogs or children, and sunbathing in the backyard.

The Zinis's Happy Wandering Cat and His Pack

You may have noticed our cat Hugo around our neighborhood.... He is a happy gentle soul, except when forced to stay inside, and loves his daily field trips to who knows where. He loves to survey his yard from our fence, hop down to say hello when he sees children, hang out in peoples yards and assist with mousing in the alleys.



He thinks he's a dog... at home he has two dogs, Maggie and Riley, and a kitty, Lucy, in his pack. He "rings" the bell to go outside, walks in front of the ring camera multiple times to come inside, and lines up for chow time with the rest of them. We thank our dear neighbors who assist us in keeping track of him... One day I would love to put an tracker on him and see where his travels take him!





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Merrill Middle School's 1st Inaugural
JAGUAR JAMBOREE
IS
SEEKING VENDORS
Saturday,
May 14, 2022
12:00pm-4:00pm

AN EVENT LIKE NO OTHER!
BRINGING OUR SOUTH GAYLORD, OLD SOUTH PEARL, AND BONNIE BRAE NEIGHBORS TOGETHER TO SUPPORT MERRILL MIDDLE SCHOOL FOR AN AFTERNOON OF GAMES, PRIZES, FOOD TRUCKS, OUTDOOR MARKET, STUDENT & FAMILY FUN.

We need you!
Seeking local businesses interested in showcasing their products or services.
Suggesting 25% of proceeds be donated to Merrill Middle School PTSA.
Space is limited, secure your spot now!
Submit space requests by April 29th, 5:00pm
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Cory-Merrill's Spring Neighborhood Yard Sale is Sat/Sun, May 14-15, 2022

Get ready for spring cleaning season! It's almost time to reduce clutter, make a few bucks, and meet some of our neighbors.

You can participate in two ways: as a seller and/or a shopper. We invite all homeowners to host their own yard sales on Saturday and Sunday, May 14 and 15 to benefit from our promotion and increased shoppers in the area. There will be yard signs along the neighborhood perimeter on University, Mississippi, and Colorado Blvd to attract shoppers into the neighborhood sales.

To help shoppers navigate the neighborhood sales, dozens of smaller signs will be placed at the end of blocks that have a sale and maps will be available online and in print at Arizona & Steele.

By registering your sale, more detailed

information can be shared with you and your sale location will be included in the marketing efforts to attract more shoppers. Right about now you will see signs around the neighborhood that encourage people to register their yard sales.

Register your yard sale today at www.corymerrillneighborhood.com

We have had about 75 homes participate in the past and given the pent up supply of stuff and demand for stuff, this could be an especially good year to participate.

We hold the sale over two days in part to allow for a bout of bad weather that can grace us in May. Due to the preparation effort, the event is rain or shine and sellers use their judgment as to when their yard sales are active. Sales typically are active from 8am to 3pm each day.

There will NOT be a centralized loca-

tion to drop off items; all sales are at houses, either in the front yard or alley garage. There will NOT be a donation collection truck or rollout trash dumpster available. Individuals are encouraged to schedule or drop off their own donations with charities. Denver has a large item pick-up trash day that may be helpful. Additional event information will be available online and sent via email to participants.

We have heard a lot of positive feedback from prior yard sale events and can feel the neighborhood coming together during the event weekend.

Feedback and questions are welcome, you can send Scott Rodgers an email scottrodgers@gmail.com or call 303-242-8831.

Here's to a happy and clutter-free 2022!!

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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
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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.

Cory-Merrill Real Estate News



By Holly Carpenter, LIV Sotheby's International Realty and Megan Aller, First American Title
www.CoryMerrillExpert.com

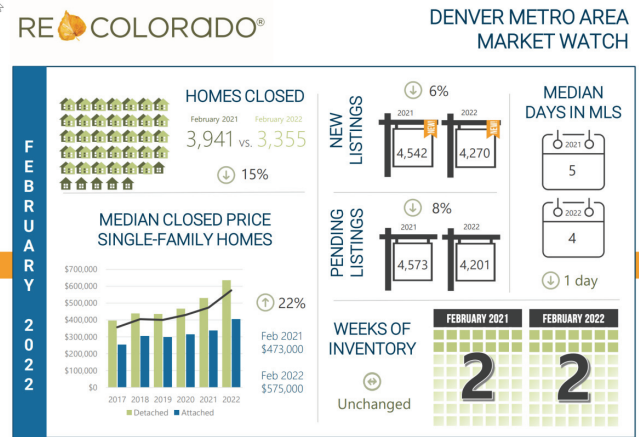
Below you'll find the most recent market watch infographic published by REColorado (Colorado's largest MLS). It's a great snapshot of our market activity.

The buyer's market the Denver Metro area experienced in 2021 is continuing into 2022. Homes are flying off the market in just a few days and prices are continuing to increase. The median price of a home sold in February is 22% higher than last February. Sales of homes priced from \$600-800,000 are exploding, up 39% from last year

Cory-Merrill's appreciation for this first quarter of this year is trending well above Denver Metro. See chart below. 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 Associ-

ate, LIV Sotheby's Realty 303-589-7449, holly.carpenter@sothebysrealty.com. View my client testimonials at 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			
2022 1 st Quarter (Jan-Mar)			
	2021	2022	Percent Change
Single Family Home Sales			
Avg Price Per Sq Ft (Above Ground)	\$542	\$711	+31%
Highest Price	\$1.92M	\$3.190M	+66%
Lowest Price	\$525K	\$638K	+21.5%
% Sold to List Price	102%	102%	-

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NJHEALTH.ORG/WWAD



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Friendly Reminders

We are so thankful that The Kirk of Bonnie Brae partners with the CMNA by allowing us to use their space to host these community events.

Please be considerate and remember to supervise your children at all times, clean up trash, put away the toys, be courteous and respect their building and grounds.

To be compliant with city rules, no outside alcohol can be brought onto the church grounds and no alcohol purchased at The Kirk can be brought outside of the event.

We can't wait to see all of our neighbors again and have some fun getting to know each other!

Neighborhood Landmark's New Tenant Honors Past & Future

Walk along the 1000 block of South Gaylord today and you might forget that 100 years ago, farms and orchards dotted the landscape and only a single store stood



in the area, selling bricks to neighbors in the Town of South Denver, which included the neighborhoods now known as Wash Park, Bonnie Brae, Belcaro and Cory Merrill.

The 1920s were the glory days of movie palaces, and the city of Denver, bustling theater promoters Dick

Dickson and Rick Ricketson (operators of over a dozen theaters and showmen new theater at 1028 S. Gaylord St. At a cost of \$8,000, it was quite the investment, with horses and men used as the power to excavate the ground for fireproof basement rooms to store film reels, cladding of the finest glazed brick, and an ornate wrought iron awning overhanging the box office. Inside, the theater boasted an orchestra pit to accompany silent films, a soundproof nursery for mothers, and Party Loges on the second floor where patrons could “sit on a davenport under a lamp, have a smoke, and watch the show just like it was their living room.”

Not only was the building designed to impress, the Grand Opening on August 12, 1925 was orchestrated to offer great fun for the neigh-



borhood. The evening began with a musical performance and a comedy show before the feature movie, and - the surprise of all surprises - all guests had a chance at winning one of two Shetland ponies to take home! The Washington Park Theater was truly a gem befitting the up and coming Queen City of the Plains, and operated successfully for over 36 years.

1028 South Gaylord became a theater again from 1968-1982 when it housed the Denver Players' Guild, was repurposed into commercial

space for shops, and was home to several restaurants in the early 2000s. On May 21, 2022, Modern Bungalow, a hand-crafted wood furniture and custom home furnishings store opened in 2004, will relocate from their original South Colorado Boulevard location to the original Washington Park Theater building at 1028 South Gaylord Street. Offering Amish-built furniture, art tile, custom lighting, and more, as well as a wealth of information and inspiration about a range of historic Western home styles on their website and blog, Modern Bungalow seems perfectly suited to be the next occupant of a movie palace designed for the ages.

We're Off to the Cory Derby

Grab those big hats and bow ties—it's time to place your bets on Cory Elementary!

Join the Cory community on Friday, April 22 for A Night at the Races | The Cory Derby, the PTA's annual auction! Back in person for the first time since 2019, will be at DU's Cable Center.

The Cory PTA is faced with raising nearly \$275,000 to maintain our school's extraordinary learning environment. With Colorado ranking 43rd in the U.S. on student spending, our chil-

dren receive \$3,087 less per pupil than the national average. This year's auction must raise 70 percent of the PTA's budget to cover the 2022/2023 costs for full-time paraprofessionals/teacher's aides, full-time “specials” classes like art and gym, and more.

Whether placing your wagers on the favorite or a longshot, it's Cory's students and staff who are the big winners. To learn more, purchase tickets or make a donation visit <https://cory.ejoinme.org/coryderby>.

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