

# CORY-MERRILL

— NEIGHBORHOOD ASSOCIATION —

NEIGHBORHOOD NEWSLETTER

SPRING 2023

## LETTER FROM THE PRESIDENT

“ Happy Spring to all of our neighbors and friends in Cory-Merrill. Your association is working hard to make our neighborhood a great place to live and work. Please see the information on our upcoming Yard Sale and the schedule of Food Truck Nights starting in June. Also, thank you for all of your donations that help to support the CMNA events and operations. Take care and see you around the neighborhood.

- CHRIS OLSON

## Upcoming CMNA Events

### NEXT NEIGHBORHOOD MEETING

WED MAY 3, 2023  
6:00 PM  
KIRK OF BONNIE BRAE  
UNITED CHURCH OF CHRIST  
1201 S. STEELE

Calling neighbors new and old! Please join us at our Quarterly General Meetings and learn more about opportunities, issues and activities of interest to the Cory-Merrill neighborhood. In addition to guest speakers, come to meet your CMNA Board Members and connect with friends and neighbors. Meetings are held in the main sanctuary.

#### 13 JUNE WELCOME BACK NIGHT!

Community tables & FREE ICE CREAM TREATS provided by CMNA

#### 27 JUNE MUSIC!

TBD

#### 11 JULY COMMUNITY TABLES

#### 25 JULY MUSIC!

TBD

#### 08 AUGUST COMMUNITY TABLES

#### 22 AUGUST THANK YOU NIGHT!

Music TBD. 1 FREE beer/wine drink / adult provided by CMNA

The Kirk will be selling beer & wine for \$5/drink to benefit their ministries.

We will post a reminder on CMNA's Instagram, Facebook & Nextdoor pages before each event with the trucks attending.

### FRIENDLY REMINDERS

We are so thankful that **The Kirk of Bonnie Brae partners with the CMNA** by allowing us to use 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 toys, be courteous, and respect the Kirk's building and grounds.

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

We can't wait to see our neighbors again & have fun getting to know one another!



## 5th Annual Cory-Merrill Neighborhood Yard Sale

Brought to you by Scott Rodgers

Saturday, May 6th & Sunday, May 7th

Spring cleaning time is here and the annual Cory-Merrill Neighborhood Yard Sale offers a great chance to clear out some stuff, meet neighbors, and generate extra cash! Here's how it works: Each home hosts their own yard sale at the time of their choosing. Yard sales are typically active 8am to 3pm

each day, but you control your schedule. Place a sign in your yard directing shoppers to your garage via the alley. The sale is organized by Scott Rodgers, a local Realtor and Cory-Merrill homeowner, who will market it online and place dozens of signs around the neighborhood to promote sales. Scott (303-242-8831) is available to answer any questions. We hope to see you on the list of participating homes this year. **Register at [www.CoryMerrill.com](http://www.CoryMerrill.com).**

**REGISTER TODAY**

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

Free Registration - Join dozens of participating individual sales

**ANNUAL CORY-MERRILL NEIGHBORHOOD YARD SALE**

Brought to you by:

**SCOTT RODGERS**

[www.CoryMerrillRealtor.com](http://www.CoryMerrillRealtor.com) Lic. 100070676

(Join and support the Cory-Merrill Neighborhood Association at [www.CoryMerrill.org](http://www.CoryMerrill.org))



Denver's early days of spring started with sunshine but turned dark on March 22, as violence erupted for the second time in as many months by East High School. Only days after East High soccer player, Luis Garcia, was laid to rest - victim of a drive-by shooting near the school on February 13 - two members of the school staff were shot by a student being checked for weapons before being allowed to enter the building.

Just hours after the attack, Denver Public Schools Superintendent, Alex Marrero, asked the School Board - and they agreed - to reverse their decision to not have armed police presence in DPS facilities. Through the end of the school year there will be two DPD officers present at East High, and one at all other comprehensive DPS high schools. The situation will be evaluated in concert with individual school leadership moving forward.

We have approximately 340-million people in the United States. A 2020 report from the National Shooting Sports foundation reports some 440-million firearms currently in civilian hands. The National Institute of Mental Health reported in their 2020 study, that nearly one in five U.S. adults live with a mental illness, and our youth are in similar crisis. The impact of the COVID pandemic, along with extremist rhetoric spewing hatred in all directions, has stressed the population even more. This is a social context that does not portend for good outcomes.

Denver has laws outlawing assault weapons, high-volume magazines, bump stocks and ghost guns. We've limited concealed carry in city buildings and parks. And the problem continues. And grows.

Yes, we need to lock up criminals who are likely to strike again. Yes, cops in schools can play a role in this insane time of heightened concern. But we must do far more of a long-term, cause-based strategic approach to return safety to our school campuses and our communities.

Most importantly, we must heighten our focus on housing, mental health, drug treatment and other social determinants of community well-being if we want to have any hope to halt society's march down the violent path we are on. Child care must be readily available and affordable. With many families with two working parents, after-school programming must be plentiful and appropriate for all ages. And with at least equal urgency, we must get very serious about keeping guns out of the hands of those who have no business possessing them. To say guns are the entire problem does not make sense. But to say that the excess of weapons on our streets does not play a role in gun violence is even more non-sensical.

I am committed to addressing both areas as vigorously as possible. We must stop talking about how much we value our youth, and begin demonstrating that importance clearly. The carnage has got to stop.

Paul

## REDISCOVER THE CATHOLIC SCHOOL EXPERIENCE.



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**Take a Step Toward Better Health**

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**



**GREEN CORY-MERRILL**

*Thank you*  
**CORY-MERRILL NEIGHBORHOOD ASSOC**  
**VOLUNTEERS!**

On behalf of the CMNA Board and the Cory-Merrill community, huge **THANKS** to the volunteers that make CMNA's activities happen!

**NEWSLETTER DELIVERY TEAM**

These kind neighbors deliver the newsletter to every front door in Cory-Merrill each quarter - rain, snow or pandemic!

**COMMUNICATIONS VOLUNTEERS**

Everyone who has helped share news and events with our community, whether by submitting articles or managing our social media presence!

**EVENT LEADS (Food Truck Nights, etc)**

Thank you for handling the logistics behind CMNA's fun community-wide events!

Do **YOU** love the Cory-Merrill neighborhood and have a skill you could share? We are looking for

**BUSINESS COMMUNITY LIAISON**

**Newsletter Deliverers  
 and MORE!**

Please email [cmna@corymerrill.org](mailto:cmna@corymerrill.org) to get involved!

**FREE TREES!**

**They say the best things in life are free...**

and at Denver's Office of the City Forester,  
 the best things in life are trees!

In Denver, trees help beautify our city. They're also one of the best ways to fight heat islands. And a diverse urban canopy can even deter dangerous pests. Bottom line: Trees are the best! With spring around the corner and the weather warming up, now is the time to apply for your free tree from the city!

Join the thousands of Denver residents who have received a FREE tree for their right-of-way from Denver's Office of the City Forester. Check out our website for commonly asked questions, information to help determine if there is room in your right-of-way, and to submit your free tree request if you qualify:

**<https://beasmartash.org/free-trees/>**

Happy Free Tree Season, Denver!



# DON'T WASTE the GOOD STUFF!

## CHANGES TO DENVER COMPOST GUIDELINES

The City and County of Denver, along with other Front Range communities, is working with regional compost manufacturer [A1 Organics](#) to create a high-quality, clean finished compost product made from materials generated from City compost collections.

By using food scraps and yard & plant trimmings to create a marketable finished compost, we keep them out of the landfill where they create harmful methane emissions. This compost will help Colorado farms and landscapes build healthy soils that absorb CO2 from the atmosphere, reduce water and chemical use, and grow nutritious foods. Learn more about the changes on the City's [Compost Collection page!](#)

Questions?

Scan the QR code, download the free app or call 311



### COMPOST THESE ITEMS IN YOUR GREEN CART

#### Food Scraps



Baked Goods, Coffee Grounds, Dairy, Eggshells, Fruits & Vegetables, Meat & Bones, Prepared Food, Spoiled or Moldy Food

#### Yard Debris



BRANCHES: 4 feet maximum, no larger than 4 inches in diameter  
Branches, Brush, Flowers, Grass Clippings, Leaves, Pinecones, Pine Needles, Weeds

## JUST LISTED

545 JACKSON STREET, DENVER CO 80206  
CHERRY CREEK NORTH

BUNGALOW  
LIVING BROKERAGE INC



Scott Rodgers  
Real Estate Broker | Realtor

303-242-8831 [www.THEPEAK.COM](http://www.THEPEAK.COM)  
Every Home Deserves a KILTED Closing!

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# FUN MUSIC LESSONS



## WITH ROQUI

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musicjoaquina@gmail.com  
[www.joaquinalluma.com](http://www.joaquinalluma.com)



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Use the code  
**NEIGHBORS**

303-491-9565  
[www.newmoonrefillery.com](http://www.newmoonrefillery.com)

## Yes, this space is blank!

The CMNA is one of Denver's many Registered Neighborhood Organizations, formed over 30 years ago to offer citizens a chance to participate in the City's ongoing efforts to make Denver a great place to live and work!

This newsletter is our primary tool for sharing information, resources, opportunities and news relevant to the Cory-Merrill neighborhood, and it is supported by the neighborhood businesses who advertise in these pages.

We are always looking for volunteers who would like to help in this work! If you are a neighborhood business owner who would like to support the work of the CMNA, a resident with relevant expertise to share in an article, or part of a community organization serving our corner of the city, we would love to hear from you! And if you are a neighbor looking for services, please consider contacting one of the local businesses you come across in this newsletter! Together, we make Cory-Merrill a wonderful place to live and work!

[cmna@corymerrill.org](mailto:cmna@corymerrill.org)

## SOLD in Cory-Merrill *by Holly Carpenter*



View my client testimonials at [CoryMerrillExpert.com](http://CoryMerrillExpert.com)

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

LIV | Sotheby's  
INTERNATIONAL REALTY

## Meet Our Neighborhood Pets!



We are always excited to meet new pets to feature! Please email us with a pic and a bit about your furry, feathered or other friend!



The typical day for George features a walk in Cory-Merrill, and finding the perfect stick to add to his collection in our front yard.  
- the Pattons

## George



## Truman

Truman is a sweet, goofy 6 yo Whoodle (Wheaton terrier+Poodle) who loves racing through the house with toys (usually his), meeting strangers, any chance to sprint, and naps in the sun!  
- the Sturhahns

## CORY-MERRILL REAL ESTATE: Slow Start to Spring Market

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



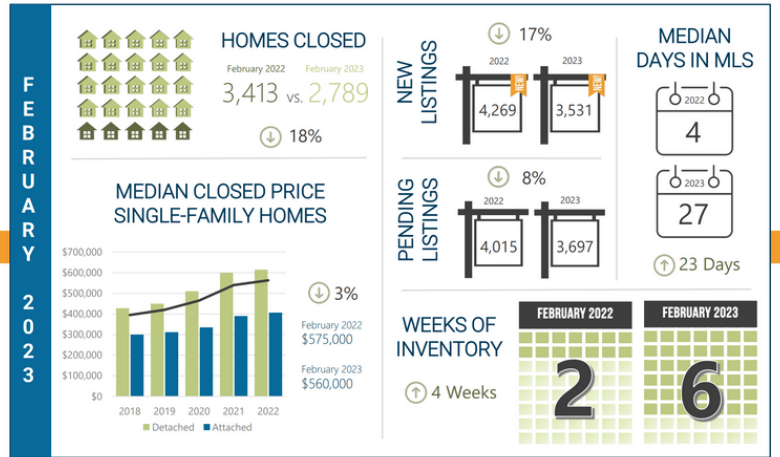
Hello Cory-Merrill! One could say we've had a sluggish start to our spring market. This is well represented by reColorado's most recent market watch report that includes year-over-year data from February. The number of homes closed, the median closed price, new listings and pending listings are all down. Homes are taking longer to sell—the median days in MLS is up 23 days. Weeks of inventory is up. Six weeks of inventory versus two in February of last year. However, we are still inventory starved and it's still technically a seller's market. Homes that are priced right, have an ideal location and a floor plan that makes sense will likely still have more than one offer.

To avoid today's higher interest rate, savvy buyers are asking sellers to contribute cash at closing to a 2/1 rate buydown program. This can be a win-win if the offer price is fair and the seller is willing to accept the net proceeds including the concession given toward the buydown. The buydown program allows buyers to lock in lower interest rates for the first two years of their loan, and then return to the original rate for the remaining term. This can help buyers save thousands of dollars over the first 24 months of the loan and if interest rates come down during the first 2 years of ownership, refinancing could make sense. If you would like more information about lending solutions, I'm happy to connect you with my lending partners.

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

## RECOLORADO®

## DENVER METRO AREA MARKET WATCH



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Greater Denver Metro Counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park © REcolorado 2023. All Rights Reserved.

### CORY MERRILL REAL ESTATE

Q1 2023 (Jan-Mar)			
	2022	2023	Percent Change
Single Family Home Sales			
Avg Price Per Sq Ft (Above Ground)	\$701	\$619	-11.7%
Min Sales Price	\$649K	\$465K	-28.4%
Max Sales Price	\$2.895M	\$3.190M	+10.2%
% Sold to List Price	102%	88%	-14%
# Days on Market	13	31	+18 days
# Homes Sold	26	19	-26.9%

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.

# DENVER SOUTH HIGH SCHOOL UPDATE

BY MELINA HODZIC, DENVER SOUTH HIGH SCHOOL

PHOTOS BY : MELINA HODZIC

We are heading into the last few months of school, but this time happens to be one of the busiest! We just hosted our wish week with a lot of events and happenings all around Denver South. Wish week is geared towards raising money for children in the Make a Wish Foundation. Each year we have a child that we select and raise funds for to make sure they are able to get their wish granted! This year, our goal was to raise \$15,000 for Marilyn who is battling cystic fibrosis. We exceeded our goal and are still counting! We are very proud of our students at South and North high school who partnered up to show off their school spirit as well as support.

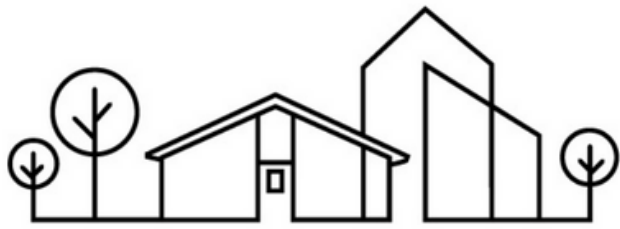


We also just finished up our spring musical Beauty and the Beast which was a great success! Our theater students practiced day in and out for the premier show. There were two separate casts that did an amazing job! Be on the lookout for next year's spring musical, it's always a hit!

This spring season, we have a new CHSAA sanctioned sport that has the school on their feet! Boys Volleyball is now recognized as a CHSAA sport. They had their first competitions in the beginning of March and have been soaring high ever since! Come stop by to see what the talk is all about! We hope to see the community out at some of our spring games.

Last but not least, South High School has recently been recognized as a historical site! Being on the National Historic Registry recognizes the rich history of Denver South in its architecture, integrity and age of the building, as well as its significant place in history. The South Alumni Association is spearheading this school and community celebratory event on April 21st, 2023 at 4pm in the front lawn. Community and alumni are welcome to attend this event. This recognition comes to South as we prepare to celebrate our 100th Anniversary in 2026.





# THE NEIGHBORHOOD PLAY SCHOOL

## Now Enrolling for Fall 2023!

**Half Day Preschool Program  
for 2.5 - 4 years old**  
**Caregiver-Child Enrichment Program  
for 1.5 - 2.5 years old**



Meet us on the  
playground at  
Cory Merrill Food  
Truck Nights this  
summer!



### WHAT MAKES US UNIQUE:

- Low Student to Teacher Ratio
- Only Highly Qualified Teachers
- Small Class Size
- Half-Day Schedule

### LIMITED SPOTS REMAINING!

CHECK OUT OUR WEBSITE AND INSTAGRAM PAGE FOR ADDITIONAL EVENTS AND OPEN HOUSE OPTIONS! WE ARE ALWAYS HAPPY TO TALK AND MEET WITH YOU!

LOCATED IN THE KIRK OF BONNIE BRAE CHURCH IN CORY MERRILL ON STEELE AND ARIZONA! NEWLY RENOVATED SPACE ADJACENT TO THE PLAYGROUND.

[www.theneighborhoodplayschool.org](http://www.theneighborhoodplayschool.org)