



# NEIGHBORHOOD NEWSLETTER



SUMMER 2022

## Letter from the President...

Happy summer, Neighbors! Please join us for the next General Meeting on Wednesday, Aug 3rd, 6pm, at the Kirk of Bonnie Brae Church. We will welcome new CMNA President Chris Olsen. Chris has been a board member for many years and brings much neighborhood knowledge and experience. We also will welcome five new board members - Laura Harper, Missy Fagerstrom, Larry May, Melinda Murphy and Eric Shahtaji.

On a different note, please join me in recognizing Dennis Robinson, Melissa Viola and Scott Rodgers for their service on the CMNA Board. Dennis has ten years of service on the CMNA Board and has contributed greatly to our community. Dennis has held many roles, including president, and has been a great leader for the Board. Likewise, a big thank you to Melissa for serving as secretary for two years and helping develop our website and external communications. Scott was on the board eight years and led the Spring Yard Sale. Thank you, Dennis, Melissa and Scott for your time, energy and passion, our community is better because of residents like you.

It has been my pleasure serving on the CMNA Board for four years, two years as secretary and two years as president. During this time a new website and logo was created, as well as a robust Instagram following, which allows the association to keep residents updated on all our events and happenings. I am thrilled to pass the baton to the new board members starting in August, and look forward to continuing to enjoy all the things Cory-Merrill has to offer.

We hope you are enjoying the food trucks this summer; the food is always delicious and it's always a fun time! The July and August schedule is listed in this newsletter, as well as on our website. Friendly reminder that we are on Instagram - be sure to follow us for even more updates @cory\_merrill\_neighbor. Happy summer and hope to see you Aug. 3!

- Rachel Molokin



## Neighborhood Quarterly Meeting Wednesday, August 3 at 6:00 pm

Kirk of Bonnie Brae United Church of Christ  
1201 S. Steele Street

All are welcome and encouraged to attend!

**Speakers:** Paul Kashman, City Council Member; State Representative Steve Woodrow (tentative); State Senator Robert Rodriquez (tentative); Denver Police Community Resource Officer Kate Young.

**CMNA Board elections** will be held for President, Vice-President, Secretary, and Treasurer. Nominations will be accepted at the meeting, if interested. *Serving on the CMNA Board is a great way to get involved and meet awesome neighbors! We also need volunteers to distribute our quarterly newsletter. If you are interested in any roles, please come Aug. 3, or email us at the address below!*



## Road Resurfacing Thanks!

A shout out to Denver's Department of Transportation & Infrastructure (DOTI) for completing the resurfacing of our streets from Steele to Colorado Boulevard. It is much appreciated, and looks - and rides - great. To learn more about the Department's repairs, and its work to increase mobility and safety, reduce congestion and fight climate change, visit DOTI on

[denvergov.org](http://denvergov.org)

## Merrill Meals Food Pantry Serves Students, Families in Need



In February 2022, the 'Merrill Meals' food pantry program began providing healthy shelf-stable foods, along with meat, cheese and butter, for Merrill students-in-need to take home to their families once a month. The program grew from supporting 35 Merrill families in February to 45 families in May. In addition to monetary donations, ongoing support from the Merrill Parent Teacher Student Association (PTSA) and the community, the program received donations from The Food Bank of the Rockies and STIGMA. On the final distribution of the 2021-2022 school year, families received a \$25.00 grocery store gift card and highly-requested personal care/hygiene products in addition to groceries. The program will resume at the start of the 2022-2023 school year, when organizers hope to expand the range of products offered. Contributions to support this program are gratefully accepted via Paypal/ Merrill PTSA by following the QR code.



## ASPARAGUS AND BUTTER BEAN SOUP

3 cups sliced leeks  
6 cups low-sodium vegetable broth  
6 cups cubed Yukon gold potatoes (2 1/4 lbs)  
2 15-oz. cans low-sodium butter beans, undrained  
1 tsp. turmeric  
1/4 tsp. cayenne pepper  
1 lb. asparagus spears, trimmed and cut into 1-inch pieces  
2 Tbsp. chopped fresh dill  
1 Tbsp. white balsamic vinegar  
Sea salt, freshly ground black pepper  
Sliced scallions or fresh chives

1. In a large pot cook leeks over medium heat for 4 minutes, stirring occasionally and adding broth, 1 to 2 Tbsp. at a time, as needed to prevent sticking. Add remaining broth and the next four ingredients (through cayenne pepper). Increase heat to high. Bring to boiling; reduce heat, cover and simmer 15 - 20 mins or until potatoes are tender. Using a fork, mash a few potatoes and beans to help thicken the soup.

2. Add asparagus and 1 Tbsp. dill. Cook for about 5 mins or until asparagus is tender. Stir in vinegar. Season with salt and black pepper. Sprinkle servings with remaining dill and scallions/chives. Enjoy!





## TRASH TALK...Changes coming in 2023

The City and County of Denver will soon charge a fee for trash pickup while adding recycling and composting service for no charge. Denver City Council approved the change at the last Monday meeting in June. The new ordinance, which becomes effective in 2023, will result in weekly recycling & compost collection for ALL Denver trash collection. The city, which services about 180,000 households or approximately two-thirds of Denver residences, said it heard from its customers who want expanded recycling. By providing recycling and composting at no additional charge, the city believes it can meet its goals of reducing landfill waste, addressing climate change and creating better waste habits. The ordinance changes Denver's system of charging for compost collection, replacing it with a FEE FOR TRASH that



incentivizes recycling and composting. The ordinance charges for trash pickup based on THE SIZE OF A CUSTOMER'S TRASH CART and quantity of waste sent to the landfill. Denver's trash fee structure will be \$9 per month for a small trash cart, \$13 per month for a medium trash cart, and \$21 per month for a large trash cart. The new system will be under the direction of Denver's Department of Transportation and Infrastructure (DOTI). They will also offer a rebate program for low-income residents who may be disproportionately burdened by a fee. DOTI complimented City Council on their vote which represents more than a decade of planning and realizes an important step forward in Denver's fight to address climate change and to protect our environment," said Denver Mayor Michael Hancock. "I'm grateful to Council members Clark and Kniech for their partnership, to my administration for preparing this important expansion of recycling and composting, and to the people of Denver for their commitment to making Denver an environmental leader. Weekly recycling service will begin in January 2023 while composting service will be rolled out citywide over the course of next year, said DOTI.



## Wheelie Good News! E-Bike Rebates Open August 1!

Denver's Office of Climate Action, Sustainability and Resiliency's e-bike rebate program will open again on **Monday, August 1!** Rebates allow Denver residents to save up to \$1,700 on the purchase of an e-bike from a qualifying shop.

The e-bike rebate program is shifting to a new model, with a limited number of rebates available each month. In August, 2,000 vouchers will be available, with half for income-qualified residents.

**I'm ready to roll!** That's great! Sign up for the CASR newsletter (be sure to check the E-Bike box) and we'll send the application link to you on each voucher release date. Rebates are first come, and the application will close for the month once all vouchers are claimed.

**Pump the brake, I'm not sure I'm ready to buy an e-bike.** No worries, it's a big decision! If you're still on the fence, visit a participating bike shop (list on our site), ask questions, and test out a few models. Remaining release dates for 2022 are:

- Monday, August 1
- Tuesday, September 6
- Monday, October 3
- Monday, November 7
- Monday, December 5

Visit **denvergov.org** and search for E-Bikes to sign up for CASR's newsletter and get notified about voucher release days!

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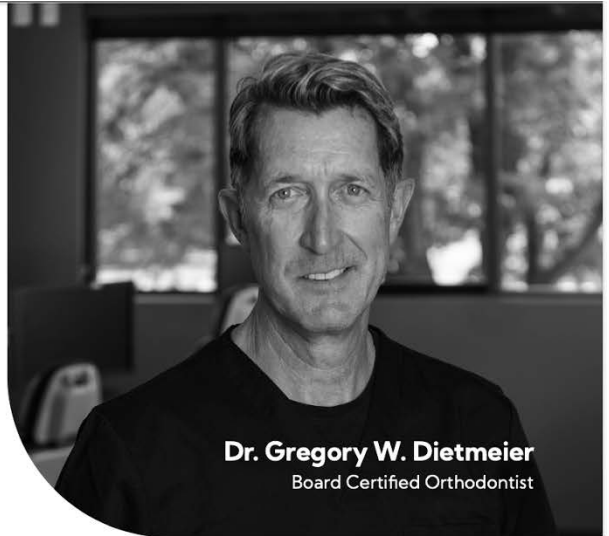
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## Pictures from the Past



**House of the Good Shepherd 1930** (left) *Denver Public Library Special Collections, X-28905* The House of the Good Shepherd was a home for young women. This view of the 12-acre site shows the buildings located at the southeast corner of East Louisiana Avenue and South Colorado Boulevard. To the south there are what appear to be a number of greenhouses, which were numerous in the area at the time. Three large high rises, known as Empire Park, occupy the land today along with other buildings.



**Pole Lines 1914** (right) *Denver Public Library Special Collections, CHS.X7445* This 1914 picture of south Denver shows telephone poles on Louisiana Avenue between York and Elizabeth Streets. In the distance at the top left are the older buildings of what was then St. Thomas Seminary, now known as St. John Paul II Center.



**Merrill Junior High School 1950s** (left) *Denver Public Library Special Collections, X-28491* This photo shows the newly built Merrill Junior High school at South Monroe Street and East Florida Avenue. The fast-growing post-war section of Denver resulted in the development of the Cory-Merrill school complex. Cory Elementary School was built in 1951 and Merrill Middle School in 1952.



**St. Vincent de Paul Church - School 1930s** (right) *Denver Public Library Special Collections, X-25432* This is an early photo of the current St. Vincent de Paul School at East Arizona Avenue and South Josephine Street. It was constructed in the late 1920s with the school upstairs and the church in the basement until the early 1950s when the church moved to its own new building just across Josephine, facing University Boulevard.

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*doula*

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## CORY-MERRILL REAL ESTATE Is The Market Changing?

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

Hello Cory-Merrill! I hope your summer is off to a great start! On the real estate front,

both buyers and sellers expect the summer real estate season to be hot, but there are some indicators that the supercharged market is slowly settling back down. According to data from the *Metro Denver Market Review*, compiled by Megan Aller of First American Title, the number of single-family homes and condominiums that closed at a reduced price is on the rise.

This emerging trend could be good news for homebuyers. Denver's limited inventory of available homes paired with a high demand for our city's lifestyle has driven home prices upwards and resulted in multiple offer situations for buyers and sellers. This slight increase in price reductions could be signaling that the market is finally cooling off. Now may be the time to enter the market for those who have been waiting for the right time to purchase a property.

Sellers need not worry as the appreciating prices of all homes in the Denver Metro area, and most regions of Colorado's Front Range, work in their favor. The past several years have proven

just how strong the real estate market in Colorado is. The momentum created from the housing boom of 2020 has maintained a steady flow of buying and selling activity that will likely continue throughout the rest of the year.

Cory-Merrill's appreciation held strong last quarter, per chart:

2022 2nd Quarter (Apr-Jun)			
Single Family Home Sales	2021	2022	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$598	\$712	+19%
Highest Price	\$2.250M	\$3.150M	+40%
Lowest Price	\$550K	\$589K	+7%
% Sold to List Price	102%	105%	+3%

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.

Please feel free to connect with me if you're considering a move and would like further insight. If you have a home to sell, I provide a complimentary home valuation. Also, if you're dreaming of a mountain property, don't hesitate to reach out. I have partners in all of the mountain resort communities and we'd be happy to give you local market insight. 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)

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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.

**Clark** is a 1 1/2-year-old Australian Bernedoodle. His birth Mom was a 120lb Bernese Mountain Dog and his Dad was a 40lb Australian Labradoodle bred as a service dog. Clark is so sweet and friendly. Clark loves children and enjoys licking people's faces. He belongs to the Murrow Family and has two sisters in kindergarten and 2nd grade. He has a lot of energy, but during the day when the kids are at school, he lays around the house and just sleeps. Clark has a little spot above his nose where you can see his cute pink skin. He loves to sleep in weird places. He has a lot of fur and loves the snow. As much as he loves humans, he loves other dogs and playing with them. Clark's full name is Clark Harry Murrow. He joined our family on December 23, 2020 from Utah. If you ever see Clark around the neighborhood, make sure to say hello, he's never met a stranger before and is very friendly.

- The Murrow Family



**Angus** started off, and in the years since, their relationship has blossomed into a lasting friendship sustained by frequent walks, matching bandanas, and trips to all the local spots that give out tasty treats (Bonnie Brae Ice Cream and Colorado Liquor Mart are favorites). They don't just enjoy spending time together; they enjoy learning from each other too. From Pudge, Angus has learned about "the sandwich", a revolutionary face-scratching technique in which the top of the head and the bottom of the chin get simultaneous attention. In turn, Angus has inspired in Pudge a deep affection for the United States Postal Service. Whenever Angus sees his beloved mail carrier—or even a USPS truck—he will break into song, and his beautiful singing voice can be heard throughout the neighborhood. Next time you hear him, feel free to join in.

- The Miller Family



## MEET SOME OF THE NEIGHBORHOOD PETS!

**Austin** is a 7-year-old Australian Shepard/Border Collie mix. He was adopted from Dumb Friends League when he was 6 months old and has lived in Cory-Merrill ever since. He spends most days chasing and barking at the squirrels in the back yard. He also enjoys walks in the neighborhood and occasional visit to see the chickens at Vincent Saint de Paul School.

- The Rubin Family



**Miss June** is a black labradoodle with the sweetest temperament, and she is training her owner very patiently. - The Baier Family

## DENVER: A PARADISE FOR CYCLISTS!

The Mile High City boasts more than 85 miles of paved trails that connect to hundreds of additional miles of dirt trails offering mountain bike adventures.



These trails also connect riders to dozens of notable attractions, including Cherry Creek Shopping District and Red Rocks Park & Amphitheater. For trail information, visit:

[www.denver.org/things-to-do/sports-recreation/bike-trails](http://www.denver.org/things-to-do/sports-recreation/bike-trails)

[www.denvergov.org/content/denvergov/en/bicycling-in-denver/resources/bike-maps.html](http://www.denvergov.org/content/denvergov/en/bicycling-in-denver/resources/bike-maps.html)

Email: [cmna@corymerrill.org](mailto:cmna@corymerrill.org) [www.corymerrillneighborhood.com](http://www.corymerrillneighborhood.com) PO Box 101713 Denver, CO 80210

**Summer Food Truck Nights**  
**Kirk of Bonnie Brae Church · 5 - 7:30 pm**

Join your friends and neighbors for local eats, live music and good times! Reminders will be sent to the CMNA email list (*join now to ensure you get updates*) and posted on social media (Instagram, Facebook, Nextdoor) before each event with the list of trucks that will be attending. The Kirk will be selling beer and wine for \$5 / drink to benefit their ministries, and conducting donation drives several nights.

**July 26**

Music: DJ Chuck  
 School Supply Drive to benefit Hope & Home Foster Care

**August 9**

Community Tables

**August 23 Thank You Night! 1 free beer / wine per adult provided by the CMNA**

Music: DJ Chuck  
 Donation drive (TBD)

**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 always supervise your children, 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.

**CMNA Board Members**

- President**  
Rachel Molokin
- Vice President**  
Chris Olsen
- Treasurer**  
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- Secretary**  
Melissa Viola
- Communication**  
Jenine Mathias
- Yard Sale**  
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**RTD ALL ABOARD!**

The A Line train from Union Station to DIA opened in 2016, providing easy, affordable and reliable connections between downtown Denver and the airport.



While neighbors from CMNA can take light rail from the University Station to Union Station, you can also drive or Uber/Lyft to the Central Station Park-n-Ride in Stapleton where there are 1500 parking spots. There you can board the A-Line Commuter Rail direct to Denver International Airport. The cost is just \$10.50 one way.



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