

# CORY-MERRILL

— NEIGHBORHOOD ASSOCIATION —

NEWSLETTER

2023 Q1 WINTER

## Letter from the President ...

Welcome to 2023! All of us on the CMNA Board hope that the new year brings all of our Cory-Merrill neighbors good luck and new adventures. We will be having our first General meeting of the year on February 1st at the Kirk of Bonnie Brae, 6PM (see announcement below), and hope to have speakers of interest to all of you.

We also want to thank those of you who continue to support the Association with your yearly, voluntary dues. We will be having several events again this year, including the popular Food Truck nights, supported by your contributions.

As usual, if there are specific issues the Board needs to address, please contact us through the website, or email me at [cholson00@msn.com](mailto:cholson00@msn.com).

Take care, and hope to see you at one of our upcoming events.

- Chris Olson, President



## Upcoming CORY-MERRILL Events!

— NEIGHBORHOOD ASSOCIATION —



### General Neighborhood Meeting



Wednesday, February 1, 2023 at 6:00PM  
Kirk of Bonnie Brae Church, 1201 S. Steele St.

All are welcome & encouraged to attend!

**CMNA General Neighborhood Meetings** are held on the first Wednesday in February, May, August and November. Please bring your questions & come say hi to your neighbors and Neighborhood Association Board members!

Meeting dates can always be found under the [Events tab](#) on the CMNA website. Our 2023 Meeting dates are:

- February 1, 2023
- May 3
- August 2
- November 1

### Dues Drive Update

A big thank you to all of you that donated during our Annual Dues Drive last October. Your dues are so important, and support a variety of events we hold throughout the year, in addition to donations to our neighborhood schools.

So far, we have collected **\$3,919.88 from 125 households!** If you are not among them, it's not too late to participate! You can mail a check to:

Cory-Merrill Neighborhood Association  
PO Box 101713  
Denver, CO 80250-1713

Or, use this QR code to go to our website [www.corymerrillneighborhood.com/donate-1](http://www.corymerrillneighborhood.com/donate-1) and make a donation via PayPal. The suggested donation is \$25, and every dollar helps. Thank you again; the generosity of this neighborhood is amazing!



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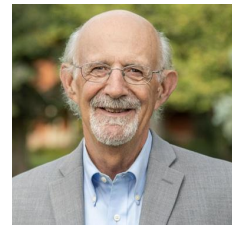
In my recent e-newsletter, I spoke of the Denver Public Schools newcomer programs that welcome children from other countries who are neither fluent in English or their native tongue, and need special attention to raise them up to a point where they can continue their education and move toward a productive and fulfilling life in the U.S. Three of these programs are housed at schools within Council District 6 – Place Bridge Academy, Cherry Creek North Drive at Quebec St; South High School, 1700 E Louisiana Ave; and your own Merrill Middle School, 1550 S Monroe St. In discussions with the dedicated staff at all three of these excellent facilities, common challenges that face newcomer students arose. While steadying and moving forward with their education hung at the top of the ladder, difficulties with finding affordable housing, finding convenient and affordable transportation to school, and dealing with the multitude of emotional struggles caused by trauma in their homeland and the challenge of acclimating to life in the U.S. also require continuing and focused attention.

The recent and continuing influx of migrants coming to Denver from our southern border may bring new faces to these DPS programs. As I write this on Dec. 21, the city as a whole is being stretched to the max of its resources to gracefully and compassionately welcome these new families at the same time we are expecting historic cold temperatures for the next 48 hours putting added stress on our shelter system and those living outside.

I spent an hour in Denver’s EOC (Emergency Operations Center) yesterday watching and listening to a cadre of representatives from all of Denver’s agencies interfacing with each other, as well as partners from around the metro area, in attempts to be sure all our visitors and homeless residents are kept safe. As of yesterday, following an appeal from Mayor Hancock to surrounding jurisdictions, the only County that had come forward to lend a hand, was Larimer County. The good folks of Larimer welcomed about 45 migrants to safety within their borders.

We need to continue to clarify and strengthen our national, state and local policy on immigration, and we need to do the same regarding our efforts to bring the homeless indoors. As I look at the weather warning of negative 18 degrees expected overnight, with possible wind chills to minus 40, I know many, many city staff and volunteers are working hard to see that all of those in our care are kept warm and safe. I pray that is the case.

Wishing a happy 2023 to all, - **Paul**



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CORY - MERRILL  
NEIGHBORHOOD ASSOCIATION

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. As a Denver Registered Neighborhood Organization (RNO), the CMNA undertakes efforts that build community, and offers all neighbors the opportunity to get involved in issues that have an impact on our neighborhood.

The CMNA meets quarterly for general neighborhood meetings featuring speakers like elected officials, local business owners, school leaders and more, and supports various organizations, including the public schools serving our neighborhood. The CMNA Board consists of elected Cory-Merrill residents that volunteer their time and experience in the capacities in which they serve.

2022-2023 CMNA  
Board Members

- President**  
Chris Olson
- Vice President**  
Missy Fagerstrom
- Treasurer**  
Laura Harter
- Secretary**  
Lisa Reynolds
- 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 Association at [cmna@corymerrill.org](mailto:cmna@corymerrill.org)

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

*More Joy, Less Waste in 2023!*

In December, a typical household increases their waste by up to 23%. But if you resolved to reduce your footprint this year (and are adjusting to Denver's new FEE FOR TRASH program), here are some tips and tricks to reduce your waste:

- Entertaining? Use this [Guestimator tool](#) to minimize food waste when planning to serve a crowd.
- When you stock up on baking ingredients, buy them in glass rather than plastic. The glass you recycle will be turned into [new bottles right here in Colorado!](#)
- When you do use plastic, remember:
  - Recycle rigid plastic bottles, jugs, jars, tubs, cups and containers marked #1 through #7 in your purple recycling bin
  - NO Plastic bags - Denver's #1 recycling contaminant
  - NO Bubble wrap or Tyvek® envelopes (polyethylene fiber used in some overnight mailing envelopes)
- Out with the old this new year? Remember...
  - Paper goes in the Purple (bin), even: window envelopes, paperclips, stamps, staples, tape, and sticky notes. Just don't recycle those foil-coated holiday cards & envelopes!
  - Denver residents serviced by Solid Waste Management may schedule a FREE appliance collection appointment. Appliance collections are done by the City to ensure that metals are recycled and Freon gases from refrigerated appliances are handled in an environmentally safe manner. To schedule an appliance collection appointment, call 3-1-1 (720-913-1311)
- Recover from the pre-holiday catalog craziness and prevent unsolicited mail in the future by calling the 1-800 number on back covers and asking to be removed from their mailing list. [Find more tips](#) on how to reduce junk mail.

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## Meet Some of the Neighborhood Pets!



### Wren & Ginger

Wren and Ginger are a pair of rescues from Texas. Wren is a Harlequin Great Dane who was used for breeding and then left at a shelter heartworm positive. She was rescued by White Kisses Great Dane Rescue in Lubbock, TX who always have a number of rescued Danes available for adoption and can sometimes assist in getting them to Colorado. She is enjoying her new digs in Denver and especially likes barking at the Amazon delivery drivers. Ginger is a Heinz 57 and enjoys chasing bunnies and temps above 40 degrees.

- The Price Family

# FUN MUSIC LESSONS WITH ROQUI

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## MODERN PRAIRIE STYLE

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# DENVER SOUTH HOME OF THE RAVENS

The Denver South Giving Grocery is in its tenth year at South High School. Originally run out of a closet to provide food to the refugee students in South's Newcomer Center, the program has expanded to a larger space and serves over 100 students facing food insecurity every week.

The Giving Grocery provides free fresh produce, milk, eggs, meat, halal meat, bread, rice, spices, personal care items and more, with an emphasis on culturally relevant foods. South students are welcome every Thursday after school and are encouraged to take as much as they need for their families. The program is run entirely by volunteers with funds received through grants and donations from the generous South community.

To learn more, please visit

[www.denversouthptsa.com/denver-south-giving-grocery](http://www.denversouthptsa.com/denver-south-giving-grocery).



## DENVER SOUTH GIVING GROCERY

**WE COULDN'T HAVE DONE IT WITHOUT YOU!**  
Thank you to our amazing donors, volunteers, and partners for your support during the 2021-22 school year!

### What We Provided

- Fresh fruits and vegetables, including 2,500 pounds of produce from local community gardens
- Milk, eggs, meat, bread, and pantry items
- A wide variety of locally-sourced, culturally relevant foods, including halal meat, masa, 20 different spices, dried peppers, basmati rice, and tortillas
- Household cleaning and personal care products, including COVID tests

### Who We Served

In 2021-22, more than 300 South High School students used the Grocery

An average of 75 students shopped per week

Students shopped for an average family of 4.7 people

Groceries were provided to **13,314 people** over 40 weeks

### Our Extraordinary Partners

Stigma • Food for Thought • Food Bank of the Rockies • We Don't Waste  
 Healthy Food for Denver's Kids • Blue Shed Urban Gardens • Grow Local Colorado  
 Food Pantry Assistance Grant • Colorado Blueprint to End Hunger  
 Bonnie Brae/Cory Merrill Garden Club • Denver South Giving Garden  
 Denver South PTSA • Denver South Student Senate • Denver South Raven Report  
 St. Vincent de Paul Church • St. Vincent de Paul Society • Mile High on the Cheap  
 South Suburban Christian Church • Steele School Community Garden  
 Sweet Jayne's • Taste of Thailand • Wheat Ridge Poultry • Lily's Toaster Grills

© [www.denversouthptsa.com/denver-south-giving-grocery](http://www.denversouthptsa.com/denver-south-giving-grocery) 303-717-7566 [jenfrenkel@gmail.com](mailto:jenfrenkel@gmail.com)



## Merrill Middle School Annual Giving Campaign!

Merrill Middle School Annual Giving Campaign raises funds from Merrill families and the local community to support programming, update classrooms and outdoor spaces, and provide enrichment and academic support that falls outside the standard district budget. Our goal this year is to raise **\$97,777!**

**Why all the 7's?** Because this Year We are Supporting the 'Seven Habits of a Highly Successful Merrill!' (Plus, 7's are lucky!)

### Merrill's 7 Habits of Success:

1. Striving for Excellence in Academics
2. Offering Varied, High-Quality, Electives, Enrichments and Clubs
3. Upgrading and Improving our Facility and Learning Environment
4. Providing External Learning Experiences
5. Implementing Technology and STEM
6. Promoting Athletics, Wellness and Mental Health
7. Creating Community

Click here to learn more about the campaign and donate today:

<https://fundrazr.com/SupportMerrills7Habits>

Please direct all questions to  
[ptsamerrillmiddleschool@gmail.com](mailto:ptsamerrillmiddleschool@gmail.com)



C3 Elementary School is excited to celebrate its 10 year anniversary this year! To mark the occasion, we are planning a special celebration for our alumni, students, staff, and community. The event will feature a variety of activities, including our 10 year anniversary drone photo with everyone in attendance, tours of the building and a special presentation to our founding Principal Julia Shephard. We will also have a variety of food and refreshments available, including a special anniversary cake.

We invite everyone to come out and celebrate this milestone with us. We hope to see you there!

Our event will be held on April 22nd from 11:00am - 1:00pm on the C3 playground.

# **EXPERIENCED ART TEACHER**

**Looking for motivated students  
ages 8 and up.**



**Helen Buznedo  
303-758-4572**



SAMPLE STUDENT ARTWORK





# CORY-MERRILL REAL ESTATE: What You Should Know in Today's Market

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

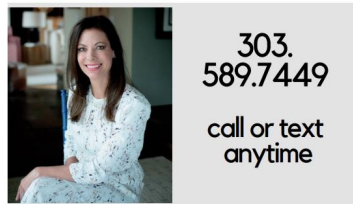
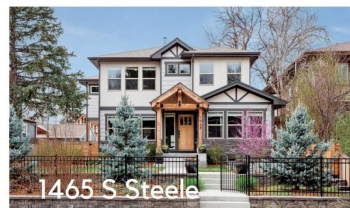
Hello Cory-Merrill, Happy New Year! As we head forward in 2023, buyers and sellers are wondering whether this year is ideal to make a move or if they've "missed the market."

Sellers will find sound insight in REcolorado's recent article, *What Sellers Should Know in Today's Housing Market*- Potential sellers may have heard about the housing market slowing down in recent months. While it's still a sellers' market, the market's peak frenzy over the past two years has cooled.

If you're asking yourself if you've missed your chance to sell your house, the good news is you haven't – motivated buyers are still out there. But you do need to price your home right for today's market. Here's why- It's true buyer demand has slowed over the past several months as higher mortgage rates made it more expensive to buy a home. The result is fewer bidding wars and less competition among buyers. But don't forget – that's compared to the severely overheated market we saw over the past two years. Serious buyers are still active in the market and are buying homes that are priced right.

With the help of seasoned real estate agents and mortgage lenders, buyers and sellers are creating win-win transactions in our new environment. For instance, with the right purchase price offer, many sellers are contributing to a 2/1 rate buydown program for prospective buyers. This program allows buyers to lock in a lower interest rate for the first two years of their loan, and then return to the original rate for the remaining term. This can help buyers save tens of thousands of dollars over the first 24 months of the loan.

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



303.  
589.7449

call or text  
anytime



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.



(Oct - Dec)			
Single Family Home Sales	2021	2022	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$580	\$705	+21.5%
Min Sales Price	\$416K	\$557K	+34%
Max Sales Price	\$2.3M	\$3.7M	+61%
% Sold to List Price	99%	83%	-16%
# Days on Market	21	24	+14%
# Homes Sold	28	18	-36%

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.

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](mailto:hcarpenter@livsothebysrealty.com) View my client testimonials at [www.CoryMerrillExpert.com](http://www.CoryMerrillExpert.com)

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# Now Accepting Applications for School Year 2023-2024!

**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.**



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



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