



Cory Merrill Neighborhood Association Newsletter

SPRING 2018

## Food Truck Nights Return To Cory Merrill for 3rd Summer

*By Marti Freeman, CMNA President*

This summer, every second and fourth Tuesday from May through August, the CMNA will host the Hand to Mouth Food Truck Nights at the Kirk of Bonnie Brae United Church of Christ (1201 S. Steele Street). Please see schedule below. Service will include multiple savory food trucks, a sweet food truck, and a fashion truck. Trucks will serve from 5:30 – 8:00 PM. This summer, we will have special events at each night. Music will be provided by Ground Cover, a bluegrass band, and DJ, Chuck Woodford. We encourage families to bring blankets, chairs, etc.. At each event, The Kirk will continue to sell wine and/or beer as part of their fundraising efforts. Please see the additional article for information about their donation needs so that you can plan ahead to contribute.

A big thank you from the Cory Merrill Neighborhood Association to the Kirk of Bonnie Brae Church for opening their space, the Steele Street Preschool for allowing usage of their toys, and to everyone who donates their time or resources to make this event a success!

**May 8 - First Responders Night and Groundcover Band**

**May 22- Community Table Night and DJ**

**June 12 - Kids Movie Night and DJ**

**June 26 – Tai Chi Night and DJ**

**July 10 - Face Painting, Balloon Animals, and a Magician and DJ**

**July 24 - Minute to Win it Game Night and DJ**

**August 14 - Board Game Night and DJ**

**August 28 -- Service Night and Groundcover Band**

## CMNA Events



Thanks to all of you who contributed to our Fall Dues Drive, we have purchased two flags to help identify the CMNA Events. Look for this flag at our many events throughout the year.

### Neighborhood Quarterly Meeting

Wednesday, May 2, 2018 - 6 p.m. to 7:30 p.m.

Kirk of Bonnie Brae UCC @1201 S. Steele Street

Speakers include: INC Representative, Paul Kashmann, District 3 Police Representative, Peter Smith - Candidate for State Senator, Hazel Gibson - Candidate for State Senator, Tim Hoffman - Deputy DA from the District Attorney's Office

**FREE Babysitting available. Please RSVP for babysitting to [CMNA@CoryMerrill.org](mailto:CMNA@CoryMerrill.org)**

# Thank you to our newsletter delivery team!

This newsletter is hand-delivered by one of your neighbors. Every quarter, these volunteers deliver newsletters to more than 2,000 homes in Cory Merrill. Each volunteer delivers to one route, typically a north-south street in the

neighborhood, with up to 150 homes per route. Thank you all for your dedication and support!

**Jim Esten**  
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**Steve Brown**  
**Michelle Fulcher**  
**James Jacobs**  
**Janine Mathias**  
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**Scott Rodgers**  
**Mary Love**  
**George Mayl**  
**Christine and Frank Baier**  
**Brad Cunningham**  
**Rainer Hantschel**  
**Don Bailey**  
**David Hutchinson**

## Fall Dues Drive very successful this year!!

This year, we collected almost \$4400 from 150 households. 34 folks donated \$40 or more and received a CMNA grocery tote.

This money will help to pay for many of our expenses; insurance for our events including the Food Truck Events

- rent for our quarterly meetings
- post office box and postage

### Social events including

- the Halloween Night and the Holiday Event dues to the INC
- signage for meetings and events
- babysitting at our quarterly meetings

Thank you so much to everyone who contributed, we will put your donation to good use for our neighborhood!

## South High School – 2nd Semester 2018

South has been awarded a Gold Recognition by the Schools of Opportunity high school recognition program. This award is through the University of Colorado – Boulder. Formal recognition was also publicized in the Washington Post.

Qualifications include 1) Broaden and Enrich Learning Opportunities; 2) Create a Healthy School Culture; 3) Provide More and Better Learning Time; 4) Use Multiple Measures to Assess Student Learning; 5) Support Teachers as Professionals; 6) Provide Supportive Opportunities for Students with Special Needs; 7) Provide Students With Additional Services/Supports; 8) Culturally Relevant Curriculum; 9) Build on the Strengths of Language Minority Students and, 10) Sustain and Meaningful Parent and Community Engagement.

Schools of Opportunity, CU School of Education University of Colorado, Boulder, CO 80455-0249

We are excited to offer another fun filled week of multi-sport participation July 16th-20th 2018! We will return home to our beautiful campus and facilities at Denver South High School - Home of the REBELS! Our Coaches and Counselors look forward to the return of all of our 2-4-1 Denver South families to reconnect and PLAY together! Please access our new website and registration pages below and follow our social media pages for updates and reminders. All campers participate in 3 sports each day – choose from eight options: Basketball, Flag Football, Lacrosse, Soccer, Tennis, Volleyball, Universal Sports, Groove and Move and for the first time at Denver. The camp is for boys and girls grades 3 through 9 from 9:00-3:30 pm. Before and after care is provided. Please check our website and South Facebook page for more highlights and information regarding the Class of 2018 and other school news highlighting our amazing school.



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# Food. Music. Movies. Neighbors. Service. And More

**W**e at the Kirk of Bonnie Brae United Church of Christ are so excited to partner with CMNA for another summer of food truck nights! We are building on the past two years of great food and drinks and adding even more to help us build a strong community in the Cory Merrill Neighborhood.

The Kirk is especially excited about May 22 Community Table Night.

We will set up the longest table you have seen down the center of our parking lot for us all to gather at with fun questions to help us get to know our neighbors better.

The Blue Grass Band, Groundcover, will be playing this night as well.

Also, August 28 is Neighbors in Need Night!

In years past we have invited the community to partner with us by donating to various non-profits.

This year we will be gathering supplies throughout the summer for this end of summer event.

We will be collecting items throughout the summer that we will store at the Kirk and then on the 28th we will assemble

bags for you to keep in your car to deliver out to those asking for assistance throughout the city.

Items needed include: Socks

- Tuna and crackers
- Granola Bar or cereal bar
- Fruit snack or applesauce cup
- Crackers with peanut butter or cheese
- Gift certificate to fast food
- Hand wipes
- Pack of Kleenex
- Feminine Hygiene Products
- Toothbrush and toothpaste
- Nail clippers
- Band Aids
- Chapstick
- Comb or small brush
- Mints, cough drops or gumt

Please be mindful as we are selling beer and wine that no outside alcohol is permitted and all purchased drinks must stay in the parking lot area.

Looking forward to a great summer of food truck nights!

## *SOLD in Cory-Merrill*

BY HOLLY CARPENTER



1280 S. SAINT PAUL STREET  
Sold for \$1,110,000 | Represented Seller



1415 S. MILWAUKEE STREET  
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1355 S. SAINT PAUL STREET  
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1327 S. SAINT PAUL STREET  
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3333 E. FLORIDA AVENUE #21  
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**HOLLY CARPENTER**  
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**Newsletter –**  
John Reynolds  
(Advertising)

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# Merrill Middle School has eventful month

Merrill Middle School has had an eventful month and couple weeks leading to our Spring Break starting March 26th to April 3rd that is much needed after tackling 3 days of CMAS testing.

From The Reminders performing in our auditorium, to our students showing solidarity with the nation in their Student Lead Walk-in, the jaguar family has had an amazing year.

Down Syndrome International and Merrill Middle School encouraged our students to wear their craziest pair of socks to school on March 21st to help raise awareness of what Down syndrome is, what it means to have Down syndrome, and how people with Down syndrome play a vital role in our lives and communities. The whole Merrill community did an amazing job at supporting the cause. Crazy socks were seen all over campus and brightening up out Wednesday with extra Zest!

In music news, Advanced Band had super successful day at the Southeast Denver Instrumental Music Festival, hosted by Thomas Jefferson High School. This is Merrill's second year participating, and it was an awesome event for our kids to attend. Students



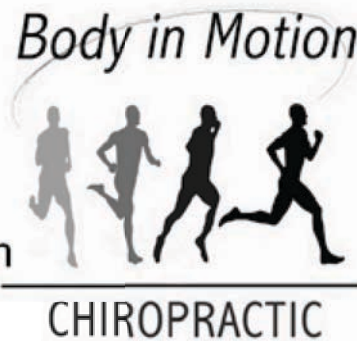
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from Slavens and Hamilton and Merrill worked with the high school students, to prepare small ensemble pieces, and a huge finale, featuring all 200 kids. They were able to attend master classes taught by professionals from around Denver and ended the day with an amazing concert for our families and friends.

Merrill Middle is incorporating Positive Behavior Intervention and Support systems into our culture and give out "Merrill Money" to students being amazing citizens and showing great personal success factors, they are able to buy Merrill merchandise, gym equipment, art supplies, head phones and lots of other goodies. We are in need of gift card donations for PBIS. Ideas include: Safeway, Starbucks, Lolicup, iTunes, Best Buy! These are the kids' favorite! Parents and families are also more than welcome to donate other prizes to the PBIS store! For example, sporting event tickets, sports equipment, art kits, books, and more! Reach out to Ms. Lupo 720-424-0622 with questions!

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# Greetings, Cory-Merrill...from Paul Kashmann

By Paul Kashmann

**T**hank you to those of you concerned about pedestrian access to the Cory-Merrill campus, for your patience and continued advocacy for your children. I am pleased to say that we will host the first planning meeting for the Cory-Merrill Safe Routes program Weds., April 18, 6:30p.m., at Cory Elementary School, 1550 S. Steele St.

As has been previously announced, we received \$350,000 for the program in the 2018 budget. Another \$130,000 has been sent our way to consider a bicycle lane along Florida Ave., and my office has added another \$28,000 left over from our 2017 budget, to bring the total available for mobility improvements in the area to just over \$500,000.

We share the frustration expressed by several of you at the delay in kicking off the program, but look forward to getting started on this important effort.

I am pleased to serve as Chair of City Council's SafeHouse Committee, which looks at matters of Public Safety, Education, Health, Housing and Homelessness.

SafeHouse meets every Wednesday, at 10:30a.m., in room 391 at the City and County Building (City Hall), 1437 Bannock St.

On April 18, we will devote

the entire meeting to a report on Human Trafficking in the Mile High City. This presentation, which will begin at 10 a.m. to allow for needed additional time, will be coordinated by the Denver District Attorney's Office, and will examine the local landscape regarding trafficking men, women and children for sex as well as trafficking for labor.

You are welcome to attend in person, view it live on Channel 8 or see it replayed during the month. This is a topic that many people think happens in other "big" cities, but not here. Please tune in.

CDOT property redevelopment coming. An ongoing series of meetings are slated to provide information and gather public input on Kentro Group's plans for redevelopment of the Colorado Department of Transportation properties at 4201 E. Arkansas Ave. (13-acres) and 2000 S. Holly St. (11-acres).

The first meeting regarding S. Holly St. was held last month at Cook Park Recreation Center. Kentro is planning a residential development of 130-180 3 story, for-sale, walk-up townhomes. Some single family homes are a possibility in the

mix. The next meeting for S. Holly St. will be scheduled soon.

The fourth meeting focusing on the E. Arkansas Ave. CDOT property is set for tomorrow night, April 5, 6 p.m., at Ellis Elementary School, 1651 S. Dahlia St.

Kentro is proposing a considerably more dense mix of retail, commercial and residential uses than currently occupy the site.

Your input is essential in crafting something that will enhance the community.

Additional meetings are set for May 3 and June 6, also

beginning at 6p.m. at Ellis Elementary.

Please email me at paul.kashmann@denvergov.org to be added to our email newsletter list, so we can keep you posted on this and other District developments.

Coffee With Kashmann: I continue to host in-district office hours at Pete's University Park Cafe, East Evans Ave. at S. University Blvd., every Thursday, 8a.m.-noon.

Please stop in and join in the conversations.



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## South High Raises Funds to Help Pay for Applications

Did you hear about the fundraiser that South High School was having to raise money to help students pay for college applications and testing fees?

South has a goal that all students deserve a college education and the fee's associated with testing and applying to colleges can be expensive.

South had a goal to raise \$20,000 for this purpose. The CMNA Board decided to make a donation, using your dues, to our neighborhood High School to help them reach their goal.

We are happy to report that South reached their goal thanks to you!

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## Cory-Merrill Yard Sale

Saturday, May 19th | 8am - Noon

Got Stuff? Good! Join your neighbors by participating in the First Annual Cory-Merrill Neighborhood Yard Sale!

Sign up by May 10th at [www.corymerrill.org](http://www.corymerrill.org) ...

Brought to you by:

The Cory-Merrill Neighborhood Association

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**Scott Rodgers**

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# Cory Merrill Real Estate Update

By Holly Carpenter, Broker Associate & Brittany Harvard, LIV Sotheby's International Realty

I thought I'd share some insight on how Denver stacks up as a "hot" housing market. In many popular real estate markets (including Denver's), sellers have sat in the driver's seat, enjoying the fruits of what many consider a booming time in real estate. But just what constitutes a 'hot' housing market? With the national unemployment rate riding a 17-year low, of just 4.1%, down from 10% in 2009, a low unemployment rate is one driving force in a hot housing market, however, there are a number of contributing factors at hand. With fluctuating levels of inventory, and questions surrounding new tax laws, buyers and sellers are inclined to learn everything they can about the temperature of their local real estate market, in order to be best positioned for real estate success.

## Very Low Unemployment Rate

Locally, Colorado's unemployment rate hovers between just 2.3% and 2.9%, indicating the strength of the state's local economy. When houses sell, dozens of other industries including construction, finance, housewares, furniture, architects, etc., prosper, however, the national market is not immune to economic disparities when it comes to unemployment. Where many cities have become more prosperous in thanks to lucrative technology jobs, improved oil and gas production, energy efficiencies/

improvements, and rising home values, some areas, like many Southern and Midwestern cities, are still working to recover from the loss of manufacturing jobs that become automated, or lost to global labor competition.

## Available Inventory

Today, the national inventory of "for sale" homes is holding steady at a 3.4-month supply, which is a distinct improvement from the 6 to 7-month supply held in 2009. According to Realtor.com, the national average priced home took 40 days to sell, where today in Denver metro, there is a 1.2-month supply of average-price available homes for sale, taking only 30 days to sell- both factors indicative of a still-hot housing market.

## Effects of New Tax Reforms

Will the new tax reforms impact your real estate success? Please speak with your accountant, but generally, not very much, especially in the lower to mid-upper price levels. Ultimately, the new \$750,000 cap limit on mortgage interest deduction (for loans originated after 12/15/17) will likely have a small influence on the luxury market. "Only 1.3% of all U.S. mortgages are likely to be impacted by the capping of the mortgage interest deduction," as stated by Joseph Kirchner, senior economist for Realtor.com. Currently, "Only 6% of homeowners have mortgages exceeding \$750,000," said Elizabeth Meadenhall, NAR President. The exclusion for capital gains remained unchanged

stating homeowners must live in their home for two out of the past five years to qualify.

## Surge in Foreign Investments

There has been increased demand, nationally, from foreign homebuyers and investors. Total international sales volume in 2017 for the U.S. topped \$153 billion, which was 49% above the prior year, with the top five countries (China, Canada, UK, Mexico and India) representing about half the sales at \$77.3 billion. Metro Denver values have increased nearly 50% since 2012, with price appreciation over 8% in 2017 (the national average was +/- 6%). In Resort communities throughout Colorado, many foreign investors continue to turn paper profits into hard assets, including real estate- a benefit of increased foreign investments in resort real estate.

Most 2018 real estate market predictions continue to remain bright, but with some minor adjustments. Inventory levels for the average Denver home should (slightly) increase by summer, and will likely take longer to sell in mid to upper price ranges and mortgage rates are projected to continue to inch up.

If you're considering a move and would like further insight and analysis, please feel free to contact me. If you have a home to sell, I provide a complimentary home valuation. Sotheby's Realty 303-589-7449, holly.carpenter@sothebysrealty.com.

CORY MERRILL REAL ESTATE - Q1 2018 (JAN - MAR)			
Single Family Home Sales	Q1 2017	Q2 2018	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$416	\$478	+14.9%
Highest Price	\$1.350M	\$1.677M	+24.2%
Lowest Price	\$350K	\$377K	+7.7%
% Sold to List Price	95%	96%	+1%

This representation is based in whole or in part on data of 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.

## What's Your Home Worth?

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## New Flag Pole Installed

One of our Board Members noticed that the flag flying high on the flag pole outside of Merrill Middle School was looking a little raggedy. We reached out to the Merrill Principal, Christina Sylvester, and offered to buy the school a new flag.

Ms. Sylvester was very excited about the idea. So when you are walking around our neighborhood, be sure to check out the new 4 x 6 foot American flag that your dues donations helped pay for!

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# Community Chickens are Coming to Cory Merrill

**H**ave you ever been curious about raising chickens, but didn't want to go it alone? Do you love the thought of fresh chicken eggs that were laid the same day? If so, we would love to have you become a part of the Cory Chicken Co-Op.

Cory Elementary School is excited to announce the Community Chicken Program that will be launched at Cory Elementary School at 1550 South Steele Street this fall.

The program allows for the school and community members to work together to learn about raising, caring, nurturing, and harvesting eggs from chickens.

The Cory School Garden Committee plans to work with each grade level at Cory to find opportunities for the stu-



dents to participate in the roles needed to host the chicken program. We will also be working with community families in the Cory-Merrill neighborhood to become Co-Op Members of this program.

A Co-Op member is someone who receives training on how to feed, care and maintain the chicken coop during their scheduled volunteer shift. They also get to keep the eggs!

Only a few volunteer hours and you get to keep the eggs. Cory Elementary students and families are working hard to raise the needed funds to build the chicken coop and fund the supplies list.

With a little training community members and students will be trained on how to feed and care for our flock of chickens. As a community we will work together to cover the needed shifts to care for the chickens.

Cory Elementary students and families are actively raising the funds to build the chicken coop. Our goal is to have the coop built by mid-August with placement of the chicks by the 1st week in September after the kids return from Labor Day Weekend.

If you are interested in being a part of the Community Chicken Co-Op or have questions regarding this program you can contact Skeeter Buck at [skeeterbuck@gmail.com](mailto:skeeterbuck@gmail.com), or Summer Cooper Griffin at [sumlovin00@gmail.com](mailto:sumlovin00@gmail.com), co-chairs of the Cory School Garden.



**FREE**  
Saturday, May 5<sup>th</sup> 8am  
**Bible Park**  
Off of Yale Between Monaco and Quebec in Denver  
Meet near the Baseball Diamond  
**TOPIC: GERD & Heartburn**

Saturday, June 2<sup>nd</sup> 8am  
**César Chávez Park**  
Off of Tennyson in the Highlands of Denver  
Meet near the Tennyson Sidewalk Entrance  
**TOPIC: Holistic Health + Cooking Demo**

Saturday, July 14<sup>th</sup> 8am  
**Bible Park**  
Off of Yale Between Monaco and Quebec in Denver  
Meet near the Baseball Diamond  
**TOPIC: Women & Heart Disease**

Saturday, August 4<sup>th</sup> 8am  
**Crestmoor Park**  
Off of S. Locust and Cedar (Near Alameda) in Denver  
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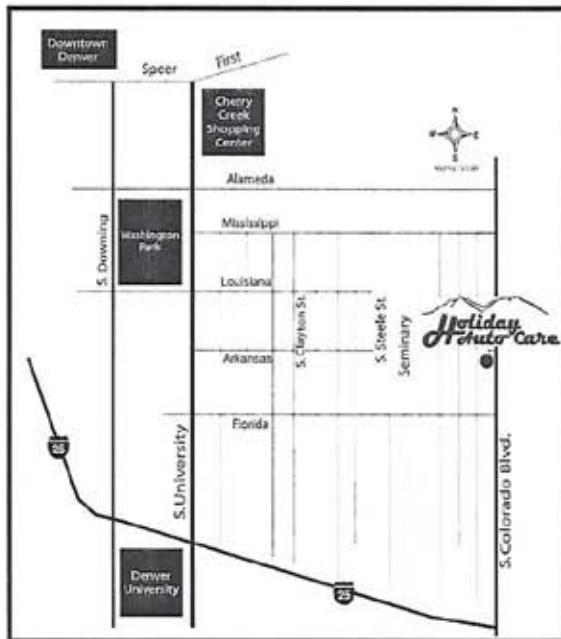
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