



Cory Merrill Neighborhood Association Newsletter

WINTER 2018

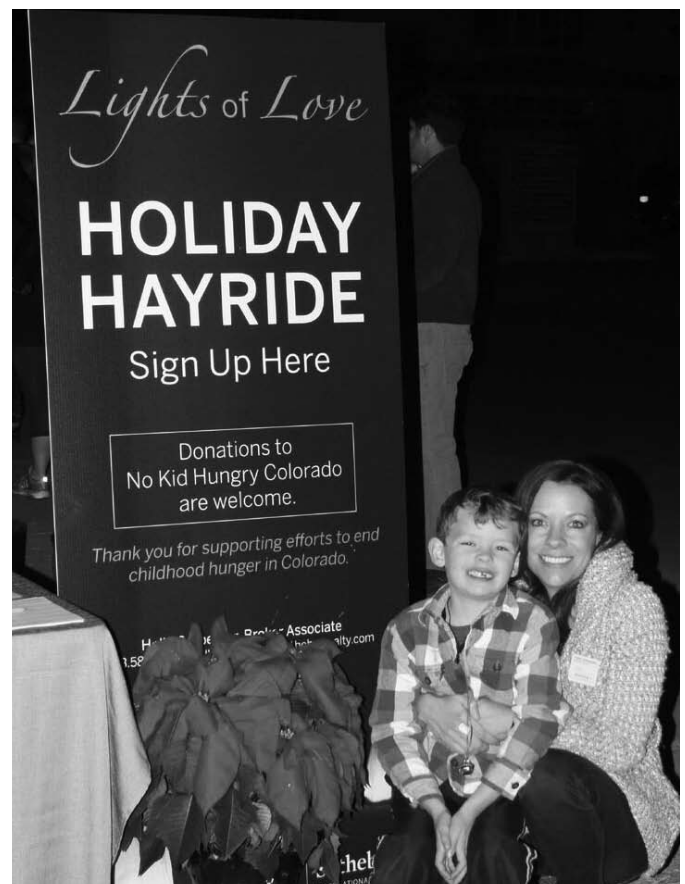
Holiday Hayride - a Great Success

Cory Merrill's 4th Annual Holiday Hayride Fundraiser was held to benefit No Kid Hungry, Colorado on Tuesday, December 12th at Louisiana & Clayton. The event is sponsored by Holly Carpenter, LIV Sotheby's Realty and Cory Merrill's Neighborhood Association (CMNA) and is designed to bring neighbors together for some cheer during the holiday season with an option to support hunger-challenged children in Denver. We had a HUGE turnout this year! Everyone enjoyed hot chocolate and treats, caroling and a horse-drawn hayride around the neighborhood! Thank you to all of you who participated and to Weaver's Automotive for graciously making their lot available for the horses. Voluntary donations to No Kid Hungry were welcome. Together we raised funds to provide in-class and take-home groceries for 15 families for hands-on cooking and critical nutri-

tion education through No Kid Hungry's six-week Cooking Matters course!

Luminary kits weren't sold this year as it just didn't take off with a large percentage of residents participating in the past. We'll continue the hayride event in the future. Thanks again and see you next year. - Holly Carpenter

More photos inside



Neighborhood Meeting

Neighborhood Quarterly Meeting
Wednesday, February 7, 2018
6 p.m. – 7:30 p.m.

Kirk of Bonnie Brae UCC @1201 S. Steele Street

FREE Babysitting available. Please RSVP for babysitting to CMNA@CoryMerrill.org

Keep your sidewalks and pets safe this winter

Hopefully by the time you read this, we will have gotten some snow in Denver. We all want to keep our sidewalks safe during the winter months by shoveling snow and removing ice. However, most common deicers are dangerous for pets. The chemicals in these products can irritate their paws and cause serious illness if ingested. Some of these ingredients include:

- Sodium chloride: This is salt. Ingesting a large quantity of sodium chloride can be deadly for dogs and salt can also irritate dogs' paws.
- Potassium chloride: Another salt compound, potassium chloride is severely irritating if

ingested.

- Magnesium chloride: Sold in crystal and flake form, magnesium chloride is a very popular deicer. It can cause stomach problems if ingested in large amounts.
- Calcium salts (calcium carbonate, calcium chloride, and calcium magnesium acetate): Calcium salts are the most hazardous of all ice melts. Ingestion can cause major gastrointestinal distress, and they are most likely to cause external irritation on skin and paws.

Luckily, there are several pet-safe alternatives to chemical deicer, including:

- Kitty litter or sand:

While it won't actually melt snow or ice, kitty litter and sand provide traction on slick surfaces.

- Alfalfa meal: 100% natural ice melting material. Usually used as a fertilizer, it is grainy to provide traction and effective when used in moderation.
- Urea: This is a natural deicer but avoid using it near your garden as it can harm plants.
- Pet-friendly deicer such as "Safe Paw" or "Paw Thaw" ice melt, found at hardware and pet stores and online.

You may not be able to completely avoid deicers when walking your dog, so here are some tips to help protect your pet's paws:

- Use booties to protect your dog's paws.
- If you spot salt on the sidewalk, steer your dog onto a snowy lawn to avoid the deicer.
- Wash your pet's paws after walks.

Thank you for considering these suggestions to help keep our neighborhood sidewalks clear and safe for everyone!

District 3 Neighbors,

We are starting to see an increase in thieves targeting license plates on vehicles. Please take the time to check your license plates and tags daily. Criminals steal license plates to put on vehicles they intend to use in other crimes.

If you have not taken advantage of the tamper resistant screws that the Denver Police Department is issuing, PLEASE come by the District Three Police Station. We are located at 1625 S. University Blvd

We'll put them on your vehicle while you wait. These tamper resistant screws make it difficult for the thieves to remove the screw without a unique bit, which helps prevent the thief from taking your plates.

Also, we ask that you remember to remove valuables from your vehicles, roll those windows up, and lock your vehicles up. With your help and commitment, we can prevent these crimes of opportunity.

As a reminder if you see something say something. If something or someone seems out of place in your neighborhood you can report it by calling the non-emergency number (720) 913-2000, or in case of an emergency by dialing 9-1-1.



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Expires 6/30/18. Coupon must be presented at time of purchase. Limit one free Bundtlet per guest. Valid only at the bakery listed. No cash value. Coupon may not be reproduced, transferred or sold. Internet distribution strictly prohibited. Must be claimed in bakery during normal business hours. Not valid with any other offer.

No Yard? No Problem. How to Plant a Bee-Friendly Container Garden

If you buy breakfast cereal, enjoy a drizzle of honey in your tea, or shop at local farmers markets, there's a good chance the myriad threats facing bees today affects you. Bees play a role in one in three bites of food we eat and their declining population puts the world's food security at risk. In response, companies, nonprofits, government agencies, and individuals are taking action to protect bees.

People are fighting against pesticide use, changing the way they buy food, and supporting their local beekeepers in an effort to support wild and domesticated bee populations. One of the biggest ways individuals are making a difference in the fight to save bees is by planting pollinator gardens in their yards to combat habitat loss.

Pollinator gardens are gardens that provide habitat for native pollinators like bees, butterflies, birds, and bats. They use flowering plants to attract pollinators who dine on pollen and nectar while playing a crucial role in the plants' reproductive process. They incorporate water features and nesting sites to encourage pollinators to make the garden their permanent home.

While most pollinator garden guides are targeted toward homeowners who have a yard to work with, you don't need a lot of space to make a difference. Foraging bees travel miles searching for flowers, and even a small patio garden is a welcome habitat for food, shelter, and hydration.

To make a pollinator garden on your balcony or patio, spend some time research-



ing plants native to your region. You'll need to choose plants that can thrive in containers — for the most part, that means small to medium-sized plants like flowers and small shrubs. Buying a variety of container shapes and sizes lets you accommodate different sized plants and create visual interest.

Choose your potting soil carefully based on the specific species you want to plant. If you're installing a native plant that usually grows in dry, rocky soil, opt for a cactus potting mix. Plants that grow in rich, moist forest soil, such as the columbine flower, do best with a potting mix high in organic matter. Consider a plant's natural environment and do your best to mimic it in the garden. You can incorporate different ecosystems into the same garden by grouping plants in containers based on their native setting and adjusting your watering schedule ac-

cordingly. No balcony or patio to speak of? No problem. Even an urban apartment can find space for a few wildflowers. Window boxes bring greenery to your home without taking up any space at all. Hang these planters from windows that receive plenty of sun. West- and south-facing windows are best for plants that love lots of sun and heat, while shade-tolerant varieties will prefer east- and north-facing windows. Plant your window boxes with short to medium-height natives. Add a miniature bird bath on a pedestal for an easy and effective water feature.

While a lack of space certainly adds challenges to creating a pollinator garden, it's still possible to create a gorgeous, vibrant garden that's good for the bees and good for you. Use this guide to get started and keep improving year after year as you discover which plants your local bees like best.

Image via Unsplash

** SAVE THE DATE **

Saturday, May 19th

And get your stuff ready to sell...

at the First Annual Cory-Merrill Neighborhood Yard Sale!

Psst...pass it on...and follow updates at www.corymerrill.org

Brought to you by:

The Cory-Merrill Neighborhood Association

and



Scott Rodgers

Broker Associate at eXp Realty
303-242-8831 · www.DenverHomesHQ.com



Holiday Hayride - a Great Success



FLU SHOT \$25

FREE IF YOU HAVE INSURANCE.

Offer available at these locations only, for a limited time.

3 CONVENIENT DENVER LOCATIONS

760 S. Colorado Blvd. (80246)

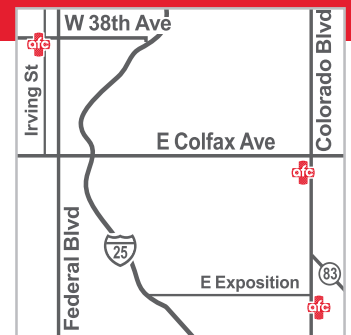
303.692.8000

3800 Irving St. (80211)

303.477.6000

1295 Colorado Blvd. (80206)

303.639.1000



NO APPOINTMENT NEEDED



AFCUrgentCareDenver.com OPEN 7 DAYS A WEEK: M-F: 8am to 8pm, S-S: 8am to 6pm



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OCCUPATIONAL MEDICINE



SHORT WAIT TIMES



MOST INSURANCE PLANS ACCEPTED

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Mallory Boyens

Self-Defense Against Cyber Attack

In the modern, tech-obsessed world we live in, criminals have flocked to digital technology in order to capitalize on weaknesses in the software we use in our daily lives. Defending against these adversaries, however, is surprisingly easy. Most attackers rely on well-known, old, or simplistic attacks to gain control of our computing devices or online accounts. The average attacker is unsophisticated, lacks dedication, and is looking for a quick target to maximize potential gain.

Reducing the potential for a compromise can be summed up with three key strategies: updates, backups, and organization. Keeping your computer updated often feels like a chore, but doing so stops a majority of attacks against your system. Almost all attackers watch for new updates issued by a major vendor such as Microsoft or Apple, then attack the engineering flaws that a computer update fixes. Thus, continuously updating your software will make it impossible for most attackers to compromise your computer.

Backing up your data regularly ensures that an adversary cannot deny you access to your own data. If a recent copy of your data is stored to a separate system on a weekly basis, an attacker that gains access to your computer can't lock up your data and charge you a fee to unlock it. You can simply restore your latest backup.

Organizing your data will help ensure that you know where your data is stored, the priority of your data, and who has access to it. This strategy can even apply to data such as passwords, which can be organized with a secure password management application.

Over the coming months, your team members on the CMNA will provide key tips and strategies to help improve your cyber self-defense. Keep a look out for more information coming soon!

Don A. Bailey - Founder/CEO, Lab Mouse Security

Scott Rodgers - Broker Associate, eXp Realty

What's Your Home Worth?

Receive your complementary home valuation at
www.DenverHomeAgent.com/home-valuation/corymerrill

Are you or someone you know considering buying or selling a home? The market is heating up (again) and I am meeting with homeowners now to strategize on how to sell for top dollar and buy without paying too much. Contact me to discuss your next move or an investment property.

- Your Local REALTOR® -

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Sponsor of our First Annual Cory-Merrill Neighborhood Yard Sale, May 19th.



Scott Rodgers

Broker Associate · REALTOR® · Investor
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Scott@ColoradoHomesHQ.com
Search www.DenverHomesHQ.com
[Facebook.com/DenverHomesHQ](https://www.facebook.com/DenverHomesHQ)



Support Cory Elementary when you dine out

Did you know that in Colorado taxes alone do not fund our vision of a first-rate education for our children? Colorado currently ranks 38th out of 50 states in spending per student, and Denver Public Schools has reduced funding per student in the past few years.

Our neighborhood elementary school, Cory, serves nearly

400 students in grades 1st through 5th, with many families residing in the Cory Merrill neighborhood. As part of our effort to fill the gap at Cory created by funding shortfalls, each month we partner with nearby restaurants and other businesses who give a portion of their sales to the Cory PTA. These events are a fun way to connect our community while raising needed funds for our school!

The funds raised through these events helps Cory keep class sizes manageable, support paraprofessional hours, bring technology to the classroom, and sustain art, music and physical education programs.

Following are Cory's upcoming fundraising events. During each event, our business partner gives 20% - 50% of their sales to Cory. We hope you will join us to support Cory and these great businesses who give back. Don't forget to tell your server/cashier that you are there to support Cory!

January 28 – February 4 Craft Alley (<http://craftalley.co>) Home delivery of local craft beers

Visit the store at 1455 S. Pearl St. or shop online. Use promo code "Cory" online.

February 19 – 20, 7 am – 2:30 pm both days Four Friends Kitchen 2070 S. University Blvd.

New restaurant! Southern-inspired American comfort breakfast and lunch. March 7, 11 am – 9 pm Bonnie Brae Tavern 740 S. University Blvd. Dine in and take out!

March 9 – 23 Timbuk Toys University Hills Plaza, 2526 S. Colorado Blvd.

April 10, 4 - 8 pm Chipotle 2760 S Colorado Blvd. Dine in and take out!

Thank you for supporting Cory Elementary when you dine out and shop!



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real estate

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Jim Esten:

303-355-3932 - jcesten@gmail.com

South High School - Winter 2018

South continues to host a record number of visitors as our interest grows both in the surrounding neighborhoods and across the city! We are looking forward to great achievements from the Class of 2018! Their success will be publicized in the next few months as we enter the season of college acceptance and scholarship awards. Last year, South held the highest amount of students in the state (public and private) for the prestigious Boettcher Scholarship!

ATHLETICS: Our winter sports teams are already showing great success and it's only the beginning of their season. We invite the community to come to our

PACK THE HOUSE BASKETBALL night on Thursday, February 1st at South's main gym. The Boys will play at 5:30 pm and the girls play at 7:00 pm. It's the 'homecoming' game of basketball!

COMMUNITY: We are also excited that our community partnerships continue to expand and strengthen South High School. Our partnerships have provided tutors, mentors, in-kind donations, athletic support, club sponsorships, job shadowing, student internships & employment and more! Many organizations in our community have also given to South's Food Bank. We are thankful to the Wash Park Profile, Denver Metro Media for their articles of support for South High School. Denver United Church, located in our neighborhood also provided funding for new carpet in our 2nd floor library! We strongly believe that our community strengthens our school and creates opportunities for our students to become world leaders. South also seeks ways to give back to our community!

COLLEGE & CAREER NEWS:

Last but not least, one of the anchors of South's vision is "College and Career Ahead." Due to the loss of state funding

and grants, South has made requests for donations for our College Fund. The College Fund supports students in their college applications costs, testing costs and the costs of taking Advanced Placement courses. These fees can be prohibitive to students who otherwise would be applying to colleges and taking the necessary college entrance tests. Our man shout outs and thanks to 1)Waterway Gas and Wash; 2)Wash Park Dental Clinic; and, 3)Denver Community Credit Union for their contributions to the College Fund at South. Our goal is \$20,000 in order to support all students their Senior year with the testing and college application fees. If you are interested in helping support students with financial challenges in their application fees and testing fees, please contact Karen Duell, Family/Community Liaison at

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www.bodyinmotiondc.com
720.376.9037
1685 S. Colorado Blvd. (Inside Runner's Roost)

Mention this ad for a 15% discount off your initial evaluation & treatment.

CMNA Offered Treat Station

On Halloween evening, representatives from the CMNA board manned a Halloween treat station at Weaver's Automotive at Clayton and Louisiana.



250 large cookies from Great Harvest Bread Company were purchased by CMNA and given out to trick or treaters. In addition, the board members handed out donated dog biscuits, coupons for

The Great Harvest Bread Company, and coupons for Weaver's Automotive. It was a great event; thank you for stopping by!

The CMNA looks forward to continuing offering this service to our neighbors annually!



wild Up: *future folk*

NEWMAN CENTER
NC → P
PRESENTS

February 1, 2018 at 7:30 pm

The Robert and Judi Newman Center for the Performing Arts
2344 East Iliff Avenue, Denver CO 80210

wild Up is the ultimate “go anywhere, play anything” modern music collective. With their program *future folk*, they create a concert experience that celebrates old-world ways of living in the modern era. We’ll explore music from ancient India, modern California, post-war New York, and American composers who envision a future form of music rooted in folk culture.

Tickets from \$19 / \$15 students

Newman Center box office • newmancenter.du.edu • 303-871-7720

This program is made possible in part by

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THE ROBERT AND JUDI
**NEWMAN
CENTER**
UNIVERSITY OF DENVER

Cory Merrill Real Estate Update

CORY-MERRILL REAL ESTATE
UPDATE

A Year in Review - 2017

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

Wondering how the real estate market will perform this year? Predicting the outcome of any real estate market is a challenge as it's never an exact science. The most we can do is review the results of recent market performance to be



better prepared to identify trends and make sound real estate decisions in the new year.

The 2017 Colorado housing market delivered some pleasant surprises. Despite encountering some major economic events, including the presidential election and the market being faced with rising interest rates, the 2017 real estate market came out on top, demonstrating increases in sales and price values throughout the state.

'So-Low' Unemployment Rate

One major factor that attributed to the

benevolent 2017 housing market (and one that is likely to drive 2018's as well), is the national unemployment rate riding a 17-year-low of 4.1%. In 30 of the 50 largest U.S. cities, unemployment is half that of 2010 levels. Colorado's economy continues to show strength as the state's unemployment rate hovers between just 2.1% and 2.8%.

Conservative Lending

In contrast to the loose lending habits made by many financial institutions that contributed to the housing recession of 2008-2011, today's real estate market is characterized by actual prudent lending and low 'for-sale' inventory levels across the nation. In Denver, record high inventory levels were recorded near the beginning of the recession in 2007, eclipsing 29,000 available homes. Today, the metro area fluctuates between 5,500 and 8,500 homes for sale- a much more balanced marketplace.

Millennials Take Ownership

Many Millennial buyers entered into their primary home buying years in 2017, and will continue to do so in 2018. 2017 saw more job security (and better wages) for Millennials, better qualifying them for mortgages and low down payment options. Due to employment figures steadily improving for

millennials over the last five years, the demographic consequently makes up 52% of current home shoppers, according to National Association of Realtors.

Market Success in Resort Areas

With 2017's stock market run-ups, many Buyers in Resort communities throughout Colorado took "paper profits", and turned them into "hard assets", like real estate. Additionally, 2017's 10-year-low in inventory caused continued upward pressure on desirable properties, which contributed to the resort-areas' real estate success that occurred last year. In 2018, strength in the domestic market will continue, as opposed to in some international markets, like Venezuela, where purchasers are now selling due to turbulence in the country.

No matter what your real estate goals are in 2018, now is a good time to learn everything you can about the market, past and present, in order to make the best decisions in real estate.

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. Thank you ~ Holly Carpenter, Broker Associate, LIV Sotheby's Realty

303-589-7449, holly.carpenter@sothebysrealty.com.

CORY MERRILL REAL ESTATE - 2017 YEAR-END

Single Family Home Sales	2016	2017	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$410	\$453	+10.5%
Highest Price	\$1.575M	\$1.675M	+6.3%
Lowest Price	\$340K	\$350K	+3%
% Sold to List Price	96%	96%	-

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

Traffic Solutions, Homelessness, Public Safety Top Council Agenda

By Paul Kashmann

The new year dawns with great potential for improvements to the safety of kids and families on their travels to and from the Cory Elementary School campus. Denver Public Works will shortly be kicking off a Safe Routes To School assessment of the street system around the school that will determine improvements aimed at encouraging safe passage through the area for pedestrians and cyclists.

To the north, 2018 will bring changes to Bonnie Brae Blvd. from Mississippi Ave. to University Blvd., designed to slow traffic and ease the trek for those wanting to cross the boulevard in the area of Bonnie Brae (Circle) Park. Denver Public Works has decided to establish a 3-way stop at Kentucky Ave. and Bonnie Brae Blvd. Across Colorado Blvd., public meetings will

begin this month to discuss plans for redevelopment of soon to be vacated sites at 2000 S. Holly St. (11-acres) and at E. Arkansas Ave. and S. Birch St. (12-acres), currently owned by Colorado Department of Transportation (CDOT). Kentro Group, the developer under contract to purchase both properties (for \$5.25-million and \$14-million respectively), will host a public meeting on Thursday, January 25, 6p.m., at Ellis Elementary School, at Iowa Ave. and S. Dahlia St.

Kentro has announced plans to build 160-180 for-sale townhomes on S. Holly St. with the possible addition of 50-60 senior housing units. Current zoning of that site allows for those uses.

The District 6 office continues to focus on efforts to reduce speeding traffic

in the area, as well as discourage cars cutting through our neighborhoods to avoid traffic bottlenecks. Recognizing that most traffic tickets are issued to those living in the area being monitored, we have ordered a supply of yard signs saying "DRIVE 25! It won't kill you!"

City Council met this month to begin considerations of budget priorities for the 2019 budget. The three issues that, not surprisingly, rose to the top were Transportation/Mobility, Affordable Housing/Homelessness and Public Safety. On a local level, I'm asking for traffic studies of Evans Ave., Holly St., Buchtel Blvd. and Quebec St. Have a great month. Finally, I want to thank those of you who donated hats, gloves and scarves to the inaugural District 6 "Hats From The Heart" collection effort.

SOLD in Cory-Merrill

BY HOLLY CARPENTER



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



1415 S. MILWAUKEE STREET
Sold for \$976,500 | Represented Seller



1355 S. SAINT PAUL STREET
Sold for \$622,500 | Represented Buyer



1327 S. SAINT PAUL STREET
Sold for \$1,225,000 | Represented Seller
Co-listed with Casey Perry • 720.308.0000



3333 E. FLORIDA AVENUE #21
Sold for \$599,000 | Represented Seller



HOLLY CARPENTER
303.589.7449

holly.carpenter@sothebysrealty.com
livsothebysrealty.com

LIV | **Sotheby's**
INTERNATIONAL REALTY

Holiday Hayride - a Great Success



Walk with a Doc Take a Step Toward Better Health

Exercise is truly the best medicine! Join us for a **FREE** walk and see how easy it is to get healthy & prevent disease!

- Meet New People
- Learn About Health
- Walk & Get Fit With Doctors
- FREE Blood Pressure Checks
- FREE Giveaways
- FREE Coffee & Breakfast



Saturday, January 6th 8am

Bible Park

Off of Yale Between Monaco and Quebec in Denver
Meet near the Baseball Diamond

TOPIC: Coronary Disease & Stents

Saturday, February 3rd 8am

Crestmoor Park

Off of S. Locust and Cedar (Near Alameda) in Denver
Meet near the Tennis Courts

TOPIC: Shortness of Breath

Saturday, March 17th 8am

Bible Park

Off of Yale Between Monaco and Quebec in Denver
Meet near the Baseball Diamond

TOPIC: Asthma & More

Saturday, April 7th 8am

Crestmoor Park

Off of S. Locust and Cedar (Near Alameda) in Denver
Meet near the Tennis Courts

TOPIC: Pacemakers & ICDs



Special Shout Out to Nothing Bundt Cakes!

Not only has Nothing Bundt Cakes been a loyal advertiser in our CMNA newsletter..... Every time we ask them to contribute to one of our events, they say YES!

This year they donated 250 coupons for a free Bundtlet for us to give to trick-or-treaters at our Halloween Event; they also gave us a great price for goodies for our Holiday Event.

They are great neighbors; please thank them when you go in to get your free Bundtlet!



Winterization



Batteries



Starters



Steering



Tires & Alignment



Oil Changes



Heating and AC



Diagnostics



Fluid Levels

Holiday Auto Care

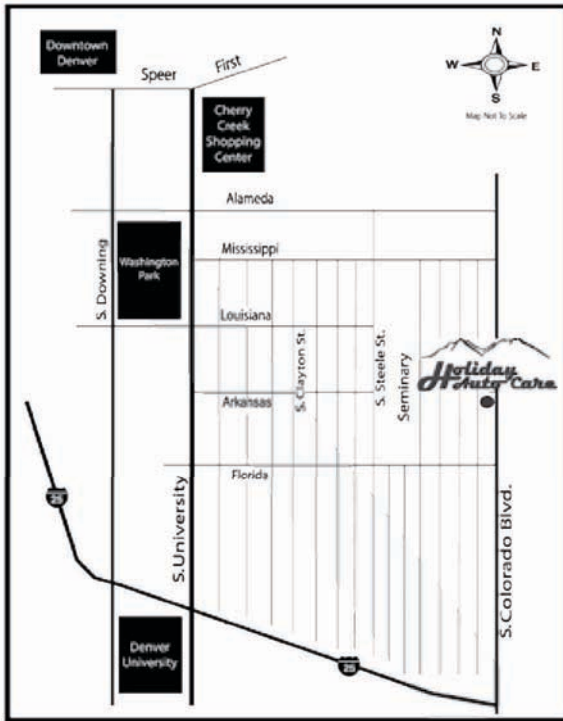
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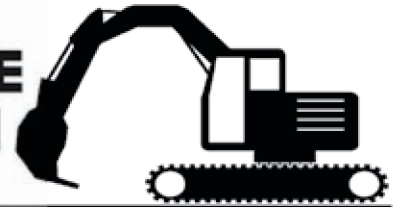


**10% OFF for Senior Citizens,
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Neighbors and Students.**

**excludes tires and batteries
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**WE'RE
OPEN**



DURING CONSTRUCTION

You might have noticed LOTS of changes at our Colorado Blvd location...we're now a **MOBIL** gas station, we have a whole new look, new pumps and new digital signage. We have a bit more construction to do, but we'll be here and ready to serve you and your vehicle...come on by and take a look!

**\$75 Off
Timing Belt Kit Replacement**

Call for details. VW and Audi specialist at Cory Merrill Location.

**Must mention this coupon with order*

\$20 off Wheel Alignment

Pay just \$69.00 (normally \$89.00) with winter tire purchase

**Must mention this coupon with order*

\$5.00 off Deluxe Oil Change

*Celebrating
50 Years*



2-year/24,000-mile warranty on parts and labor

Winter - January 2018