



Cory Merrill Neighborhood Association Newsletter

WINTER 2019

Holiday Hayride Event Getting Better Each Year

Cory Merrill's 5th Annual Holiday Hayride Fundraiser to benefit **No Kid Hungry, Colorado** was held on Wednesday, December 12th at Louisiana & Clayton. The event, sponsored by Holly Carpenter, LIV Sotheby's Realty,

CMNA and Weaver's Automotive, is designed to bring neighbors together for some holiday cheer with an opportunity to support hunger-challenged children in Denver. We had another huge turnout this year! Everyone enjoyed hot chocolate and treats and a horse-drawn hayride

around the block. This year, we also included Santa, an outdoor holiday movie screening and food trucks! Thanks to all who participated and to all of our CMNA volunteers. Optional donations to No Kid Hungry were welcome and we raised funds to provide in-class and take-home groceries for

10 families

for a 6-week course with hands-on cooking and critical nutrition education.

Thanks again and see you next year!

Holly Carpenter,
LIV Sotheby's International Realty

Cory-Merrill's 2018 Fall Dues Report

Thank you to the 151 households who donated \$3,660.00 to our CMNA Dues Drive! Without the donated dues, we would not be able to provide activities such as our Halloween Trick or Treat Street, the Holiday Hay Ride, the Food Truck Events, or the Garage Sale. The dues also go to help pay for insurance for our events, the room rental and babysitting for our Quarterly Meetings, our

post office box, our INC dues, and much more! We hand delivered a green CMNA grocery tote to every home that donated. If you didn't receive yours, please let us know. If you would like to make a dues donation, we have a PayPal link on our website www.corymerrill.org or mail it to CMNA PO Box 101713 Denver, CO 80250. THANK YOU!

Neighborhood Quarterly Meeting

Wednesday, February 7, 2018

6:00 PM – 7:30 PM

Kirk of Bonnie Brae UCC @1201 S. Steele Street

Speakers will include Councilman Paul Kashmann, INC President George Mayl, District 3 Police, a representative from Denver DA, and a representative from Human Services

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

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No Vape November

Colorado Governor John Hickenlooper speaks to students at South High about his initiative to stop vaping,



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Nextdoor.com Neighborhood Favorite Agent

Hello, I'm Scott Rodgers, your local Cory-Merrill Realtor. My hope is you love Cory-Merrill! Please keep me in mind should you, or someone you know, consider making a move or have real estate related questions. I am happy to come by your home or we can meet nearby at my office off Colorado Blvd & I-25.

The Market is changing. Curious what your home is worth?
Receive your complimentary home valuation at www.CoryMerrillRealtor.com

ARE YOU CONSIDERING SELLING YOUR HOUSE THIS YEAR? I am meeting with homeowners now to discuss the current market, your options, and how you can achieve your best result.



SOLD in Cory-Merrill: 1574 S Columbine St

"Scott provided more support than I have ever experienced in the real estate market; I have bought and sold 10+ properties. His ideas for advertising were way above the average. His recommendations were spot on throughout the process. He took the time to know my needs and expectations; he acted on them at every opportunity and checked for changes as time passed. Scott was absolutely great to work with and I sincerely appreciate and respect the work he does. Thanks." — Review by Laural T., seller.

Scott Rodgers, Broker Associate at The Peak Home Team 303-242-8831 Scott@ColoradoHomesHQ.com www.CoryMerrillRealtor.com 4155 E Jewell Ave, Denver 80222

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Updates at Merrill

Merrill is celebrating our first semester wins as well as setting new goals for 2019. Here are some of our successes: The drama class put on a wonderful production of, “Unplugged,” a play about the difficulties of detaching from our phones and the plethora of technology that inundates us on a daily basis. Well done, thespians!

The girls’ volleyball team won the championship and had an undefeated season. Way to go, Coach Shepherd, Coach Marissa, the entire team and all who supported these exemplary athletes. We are

looking forward to the second semester at Merrill and we already have some great goals in place. Please remind friends and neighbors that DPS School of Choice window is opening January 15 through February 15th. Encourage them to choose Merrill -- their neighborhood middle school! We hosted over 200 interested students and parents this fall and are confident we will have a strong choice season! In addition, we are also looking forward to some renovations on the campus that will take place over the summer. This community is so blessed to have not one but three great schools on one city block.



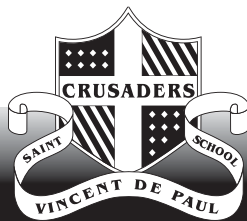
Open House

*We've got something special going on at
St. Vincent de Paul Catholic School.
Come and see.*

Tuesday, January 29th 2019

8:30am - 1:00pm

We strive to awaken the sense of wonder engaging the child’s natural desire to learn by attracting his or her attention in what is true, good, and beautiful leading them to the opportunity of a life, fully alive.



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Happy New Year, Cory- Merrill

By Paul Kashmann

While 2019 is still a blank canvas, it won't remain that way for long.

Cory-Merrill Safe Routes

Word from Denver Public Works is 2019 will be the year we finally see improvements to the sidewalk system by which students and families make their way to the Cory-Merrill campus. Staff is analyzing the complexities of 12 sidewalk segments along Steele St., Florida Ave. and Iowa Ave. that were identified as most important during the public process held last year. Meanwhile, buffered bike lanes were installed along both sides of Florida Ave. from Steele St. to Monaco Pkwy this fall, further increasing alternative transportation across the neighborhood. This initial Safe Routes effort is only a beginning. We will need to continue to address safety in the community as time rolls on.

Former CDOT Site – Kentro Group's rezoning proposal for 13-acres of former Colorado Department of Transportation Property at 4201 E. Arkansas Ave., was approved

by a 12-1 vote of City Council last month. I continue to urge Denver Public Works to take proactive measures to better prepare. Demolition of the existing CDOT buildings is slated to be underway when this newsletter reaches your inbox and could take until spring to complete. Mitigation crews have run into more asbestos than they anticipated in the existing structures, which has slowed early progress.

Marijuana Dispensary Application Withdrawn –

While their initial application was approved by the Excise and License hearing officer, the applicant – Wash Park Boutique LLC - that was looking to relocate a medical marijuana center and retail marijuana store from 2059 W. 9th Ave. to 747 S. University Blvd., has withdrawn their application. Ordinance requires them to wait a year before resubmitting an application for the same address, should they choose to do so.

Neighborhood Planning Initiative (NPI) – Small area, or “neighborhood” plans are essential to guiding new development so that it blends into, rather than barges into

our 78 statistical neighborhoods. In recent years less than 20% of our city had current small area plans in place. In late 2016, to better address ongoing growth, the city changed the way it approaches creating these important documents. Rather than focusing on one statistical neighborhood at a time as had been done previously (doing only one study a year), our Community Planning and Development (CPD) staff grouped neighborhoods together based on a variety of metrics, creating 19 new planning areas.

The NPI process began in 2017 looking at the Far Northeast Area (Montbello, Gateway, Green Valley Ranch); the East Area (South Park Hill, Hale, Montclair, East Colfax); and the East Central Area (North Capitol Hill, Capitol Hill, City Park West, Cheesman Park, Con-

gress Park, City Park). While the process is taking a bit longer than initially hoped, these Phase I plans are moving toward completion.

District 6 neighborhoods are part of three planning groups: Near Southeast Area (Washington/Virginia Vale, Virginia Village, Goldsmith, Indian Creek); South Area (Rosedale, University, University Park, Wellshire, University Hills); and Southeast Central Area (Cory-Merrill, Washington Park, Belcaro, Country Club, Cherry Creek, Hilltop). The Near Southeast Area is part of the Phase II planning effort, which should begin in the latter part of this year or early 2020. The South and Southeast Central area plans have not yet been scheduled. For detailed information, visit denvergov.org and enter Neighborhood Planning Initiative in the search block.



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Walk with a Doc

Take a Step Toward Better Health

- Saturday, January 12th 8am**
Bible Park
Off of Yale Between Monaco and Quebec in Denver
Meet near the Baseball Diamond
TOPIC: Exercising in the Cold
- Saturday, February 9th 8am**
Crestmoor Park
Off of S. Locust and Cedar (Near Alameda) in Denver
Meet near the Tennis Courts
TOPIC: Heart Failure Recovery
- Saturday, March 9th 8am**
Bible Park
Off of Yale Between Monaco and Quebec in Denver
Meet near the Baseball Diamond
TOPIC: Understanding CHF
- Saturday, April 13th 8am**
Crestmoor Park
Off of S. Locust and Cedar (Near Alameda) in Denver
Meet near the Tennis Courts
TOPIC: Aortic Valve Disease

MEET NEW PEOPLE • LEARN ABOUT HEALTH • WALK AND GET FIT WITH DOCTORS
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Many more walks all over the Denver metro region! See the full list at:
NJHEALTH.ORG/WWAD



Pat Larson Reminisces about Dead End Street Parties

October 25, 2018

To: The Cory-Merrill Neighborhood Newsletter

I was so much fun to read about the First Annual Fillmore Block Party! It brought back so many memories of our Annual South Clayton Dead End Street Parties. (1700 block of South Clayton – north side of the highway).

Between 1984 and 2000 we had Dead End Street parties every summer. We sent out postcards and talked to families at Cory Elementary School, then Merrill Middle School and finally South High School. I contacted police and Fire Departments to legally block off our dead end street. (Originally 5 homes—now only four.) Our neighbors were all for it! They moved their cars of the street and their driveways.

Parents and kids came with wagons, scooters, tricycles, bikes, skates and skate boards. We chalked a roadway on the street and added jump ramps as the kids got older. Lawn chairs for the parents and food was plentiful. Good times were had by all.

Such great memories for parents and kids. Even today, those now 35 to 40 years old 'kids' still reminisce about our Dead End Street parties. I hope South Fillmore will continue our tradition of a fun filled, kid friendly get together. Those great memories will live with parents and their children forever!

Sincerely, *Pat Larson*

Mrs. Pat Larsen

1714 South Clayton

80210

**** SAVE THE DATE ****

**Saturday, May 18th &
Sunday, May 19th**

And get your stuff ready to sell...
at the 2nd 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

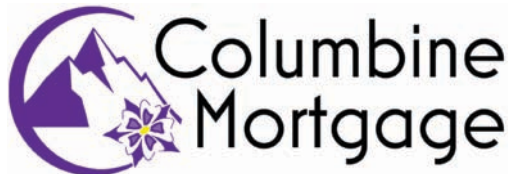
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5 Tips to Help Minimize Emotion and Maximize Your Investment Returns

Provided By: Steve Moats, Northwestern Mutual

Do stock market moves keep you up at night? Weathering market moves isn't easy, but successful investors know that a little patience can yield sizeable rewards. To help keep your emotions in check during uncertain markets, consider the following five tips.

1. Take advantage of market opportunities. It is not indicative of future performance, historically stocks have rebounded from setbacks. In fact, during market lows, you may have the opportunity to add to your portfolio with quality investments at attractive prices.

2. Don't try to time the market. For investors, trying to

outguess the market is not only a stressful strategy; it can also be an expensive one. By moving your portfolio to the sidelines, you might miss a market downturn, but you could also miss a rally. That's because most of the market's gains are often clustered into very short time periods. To benefit from the market's long-term performance, you need to make a plan and stick with it through market ups and downs.

3. Don't lose sight of your goals. Some investors believe they can soften the effects of a market decline by selling off their stocks and buying more conservative investments. This could prove a mistake, especially if you're investing for long-term financial goals like retirement. While stock market volatility can be unnerving, stocks his-

torically have outperformed other major asset classes. Investors, with the help of a trusted financial professional, should carefully consider their goals and risk tolerance when selecting investments.

4. Maintain your mix. During difficult markets, it is inevitable that some of your investments will perform better than others, shifting your portfolio from its original target allocation. That's why it's important to review your portfolio periodically and rebalance your holdings as needed.

5. Work with a professional. A successful long-term investment strategy evolves as your needs and goals change over time. An experienced financial professional can help you take an objective, unemotional approach to investing and keep your overall per-

formance and goals in sight, even in the face of fluctuating markets.

Article prepared by Northwestern Mutual with the cooperation of Steve Moats. Northwestern Mutual is the marketing name for The Northwestern Mutual Life Insurance Company (NM) (life and disability insurance, annuities, and life insurance with long-term care benefits), Milwaukee, Wisconsin, and its subsidiaries. Securities are offered through Northwestern Mutual Investment Services, LLC (NMIS), a subsidiary of NM, broker-dealer, registered investment adviser, member of FINRA and SIPC. Steve Moats is an agent of NM and registered representative of the NMIS based in Denver, CO.

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South High School - Winter 2019



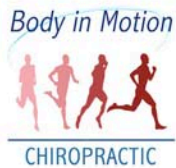
We welcome Bobby Thomas as our new principal at South! He served as Interim Principal for the first few months and has earned a vote of confidence from our parents, students and staff and is now our permanently selected principal. Welcome Mr. Thomas!

South was selected out of all high schools in Colorado to host the Governor for his wrap up of his initiative surrounding "No Vape November." This is a new campaign from the Governor's

office. Thanks Mayor Hickenlooper for taking the time to speak to us at South. He chose South to start his campaign and in his words, "East is East, West is West but South is the best." Our amazing JROTC marched, conquered, and earned ribbons! Over 80 students from JROTC marched in Denver Veterans Day parade on Saturday, 10 November. Denver South, as the 1st Battalion, led all other Denver Public Schools on the parade. South's JROTC program is commanded by Cadet Lieutenant Colonel Jon Pelletier, a senior and 4-year student in JROTC. Marching behind Jon was his Battalion Staff, our Honor Platoon, our 4 class leaders and followed by 70 JROTC cadets. We had an amazing time with our 2013 graduate and current Broncos player, Phillip Lindsay. We had an assembly to welcome him back and congratulate him on his success. When he walked through the doors to the Denver South High School gymnasium, Phillip Lindsay expected to meet with a couple of stu-

dent athletes as a bit of a surprise. What he got instead? A surprise all his own: hundreds of students filling the bleachers, screaming in support of someone who once walked in their footsteps as a Denver South Rebel. Lindsay is currently the talk of the NFL and the Denver Broncos, the 'surprise' standout rookie running back who seemingly came out of nowhere. However, the many who have followed his career as a young man, student and student athlete are not the least bit surprised at his success. Visit the DPS Website for the full story: www.dpsk12.org

The interest in South HS from the greater Wash Park area continues to grow as our neighborhood enrollment continues to grow. South continues to offer many Honors, Advanced Placement Courses and Concurrent Enrollment Courses (college courses) for our students. South also provides numerous supports to help students reach their college and career goals. **GO REBELS!**



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February 26, 2019 at 7:30 pm
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Cory Merrill Real Estate Update - How's the Market?

Holly Carpenter, Broker Associate, LIV Sotheby's International Realty, www.CoryMerrillExpert.com

Many are asking, "How's the current real estate market as we begin the new year?"

Below you'll find a recent



article written by LIV Sotheby's Managing Broker, Steve Blank.

Steve's detailed research and analysis always provides valuable insight.

Denver real estate remained strong in 2018. It was one of the leading cities in the country coming out of the 2012 recession. Metro Denver (seven counties) has enjoyed +/- 10% annual price appreciation for six straight years while recording some of the best statistics nationally. These noteworthy stats include: shortest length of time on the market prior to sale (24-30 days), one of the highest percentages of sold to list price (nearly 99%), and average annual sales price appreciation. We are moving from an incred-

ibly hot real estate market to more of a warm "very good" market. This market provides buyers a chance to catch their breath as inventory of available homes for sale improve, offering a wider selection of homes more appropriate to personal preferences and budgets.

This healthier market is allowing people to purchase because of timing in their lives, not timing based on the market. According to several economic forecasts for 2019, analysts anticipate from 3-6% appreciation (nationally) while Denver predictions range from 5-8% for 2019. Meanwhile, the Fed is looking to diminish inflation with mortgage rates hovering at +/- 5% (may rise over 5.25% in the next 3-6 months). A few other factors influencing the market, moving it from fast paced to friendlier are: significant cost(s) of new construction, record-high lumber prices, labor prices, and rising interest rates, along with a lack of available contractors. Experts have also recognized

the various national disasters in Texas, Florida, and California may be affecting some of the residential needs across the country.

The housing market is beginning to look like "A Tale of Two Cities". There is a widening divergence between larger urban (higher cost) areas, and smaller (more affordable) suburban or smaller community locations. For example: in Denver we are seeing more available homes come on the market with listed prices higher than a year ago, (values increasing but more slowly), while the smaller markets are seeing more steady increases.

The same kind of "Two City Tale" can be told about Metro-Denver, however the story is more related to price range than geography. It's reported by LIV Sotheby's International Realty's most recent Micro Market Report that the number of sales Y-T-D are -2% less than this time in 2017, yet prices are 8% higher this year. These figures are based on all price

ranges. Conversely, in the luxury price range the number of sales is 19% higher than last year. However, prices are basically flat. In part, this is a result of a 12% higher number of available listings for sales (supply) combined with good buyer demand.

Another indicator that the market is cooling off a little, is that (nationally) "home flips" are at the lowest level in three years, according to Attom Data Solutions. The number of home flips in 2018 declined 12% from the third quarter of 2017 with "flip" investors finding success in smaller "less expensive" communities. An interesting exception to the trend is in the higher end of the luxury market, where new "specs" and high-end renovations are attaining good profit margins. The old adage of "the higher risk... the higher the profit", still rings true.

If you're considering a move and would like further insight and analysis, please

feel free to connect with me. If you have a home to sell, I provide a complimentary home valuation. Holly Carpenter, Broker Associate, LIV Sotheby's Realty 303-589-7449, holly.carpenter@sothebysrealty.com. View my client testimonials at www.CoryMerrillExpert.com

CORY MERRILL REAL ESTATE - 4TH QUARTER (Oct - Dec)

Single Family Home Sales	Q4 2017	Q4 2018	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$458	\$468	2%
Highest Price	\$1.675M	\$1.750M	4.5%
Lowest Price	\$400K	\$360K	-11%
% 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.

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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.

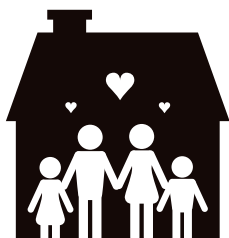
Thank you for considering these suggestions to help keep our neighborhood sidewalks clear and safe for everyone!

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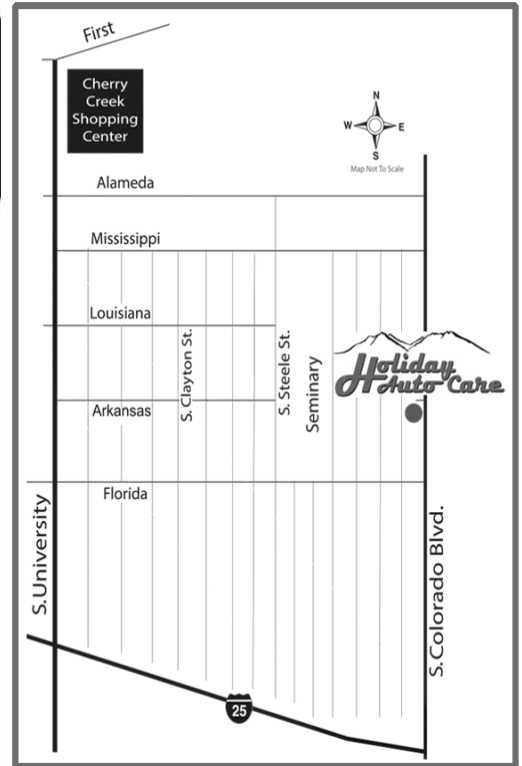
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Get Ready For Winter \$149.00

- Radiator flush special, prevent radiator freeze up.
- Antifreeze flush and fill. Includes BG Cooling system cleaner and conditioner.
- Fill cooling to protect to -34° degrees.
- Free winter inspection includes check antifreeze, top off washer fluid, check all belts and hoses. Check tire condition.

Free & Fast Battery Testing and \$10 off any new battery



Interstate batteries carry a 5-year warranty

- ◆ Made with 99.9% pure lead which means they have a longer life between recharges and more power after each recharge
- ◆ Engineered with industry leading technology
- ◆ Maintenance-free under standard operating conditions.

