



Cory Merrill Neighborhood Association Newsletter

SUMMER 2018

## Safe Routes to School Update

Over \$500,000 was awarded to the Cory Merrill neighborhood (through the hard work of Councilman Kashmann, involved neighbors, the school communities, and the CMNA) to improve pedestrian connectivity through our neighborhood specifically around the schools.

A portion of this money was granted from the Safe Routes to School program. Below is an update from Christopher Brown, the project lead, on the details happening with this project.

### Public Outreach:

- Over 375 responses were received from the online survey.
- Next, and final, project public meeting will occur on Tuesday, August 7th from 6:30-8:30 PM at the Kirk of Bonnie Brae Church.

### Sidewalk Gap Analysis and Design:

- Feedback received from the community through the first public meeting, online survey, and steering committee, along with other factors such as proximity to the school campus and connectivity to existing stretches of sidewalk, are being considered to choose which sidewalks gaps to fill. A final list of sidewalk gaps for consideration will be shared with the steering committee to receive input.

- Sidewalks gaps slated for construction next year will be shared at the public meeting.
- Sidewalk design will be completed in the fall.

### Buffered Bike Lane on Florida Ave:

- Design of the painted buffered bike lane from Steele Street to Monaco Parkway is currently progressing through review, and will be completed in early August.
- Final designs will be shared at the public meeting.

### Neighborhood Quarterly Meeting

Wednesday, August 1, 2018

6:00 PM – 7:30 PM

Kirk of Bonnie Brae UCC – 1201 S. Steele Street

Speakers will include:

Councilman Kashmann

District 3 Police

George Mayl, Cory Merrill resident and INC President

Jill Thiare - Office of Special Events from City of Denver. Discussing mission, history and goals of the organization

CMNA Board Elections

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

### CMNA Board Elections Are Here!

On August 1st at our general meeting, CMNA board elections will take place. Although we have candidates for all of the major positions, we are ALWAYS in need of more assistance on our board. We do have open elections, and if you are interested in a specific board position, please email us at [CMNA@CoryMerrill.org](mailto:CMNA@CoryMerrill.org) to announce your candidacy. We hope to increase our “members at large” and also to build some committees for specific needs.

Please email [CMNA@corymerrill.org](mailto:CMNA@corymerrill.org) if you would like to help with:

Newsletters (specifically gathering stories)

Halloween Event

Winter Holiday Event

Food Truck Events

Garage Sale

Thank you so much for supporting our neighborhood with your time and energy!

# District 3 Advice to Keep Safe

**D**o you leave your garage door opener in your vehicle? Recently, thieves have been targeting garage door openers left in vehicles. Garage door openers are keys to your house please make sure we protect them like our keys and remove them from your vehicle.

- Always lock your car. Thieves simply go from car to car checking for unlocked doors as easy targets.

- Remove valuables from your vehicle: wallet/purse, backpacks, cell phones, GPS devices, iPods, other electronics, cash/change from your ash trays. If you cannot remove the items, lock them in your trunk. This includes identifying information, such as your vehicle registration. Also, always remove your garage door opener.
- Never hide extra keys inside your vehicle.
- Roll-up your windows. Even the smallest openings are an invitation for theft.
- Park in areas that are well lit and highly visible.
- Consider installing and using a car alarm.

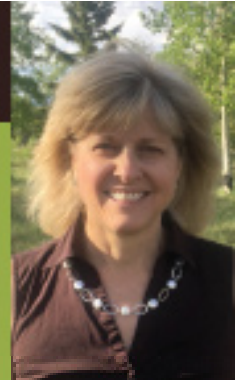
Also, if you know of any upcoming community parties / events that you would like to have District 3 come to please contact either Officer Borquez or Driscoll with the details! Officer Jim Lopez – 720-913-1248 or via e-mail at Jim.Lopez@Denvergov.org

Officer Mike Borquez – 720-913-1183 or via email at Mike.Borquez@Denvergov.org

## Individual, Family and Couple Counseling

**Patty Kozma, MA**  
Psychotherapist

**303-903-9988**  
pattykozmacounseling@gmail.com  
pattykozmacounseling.com



- Training and Education in Individual, Couple, and Family Counseling
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- Explore new possibilities and ways of thinking
- Former Cory Elementary teacher



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# Cory Merrill Neighborhood Association 2017-2018 Board

## President –

Marti Freeman

## Vice President –

Dennis Robinson

## Treasurer –

Lisa Reynolds

## Secretary –

Debbie Fimple

## Communication –

Jenine Mathias

## Website –

Scott Rodgers

## Social -

Krissa Murphy

## Newsletter –

John Reynolds  
(Advertising)

## Members At Large:

Stephen Brown

Christine and Frank Baier

Christopher Olson

James Jacobs

Don A. Bailey

Mallory Boyens

# Happy Summer from Paul Kashmann

**H**appy Summer-time!

As our parched lawns and gardens are fighting to maintain a bit of the green that exploded across our landscape this spring, we are working hard to maintain a bit of sanity on the roadways in and around Cory-Merrill.

Of the many issues that occupy our time and attention throughout the year, traffic control – safety on

continues to top the list. In addition to smaller

Just off your northern border, we were pleased to finally employ traffic calming elements along Bonnie Brae Blvd., with traffic islands and stop signs at the Kentucky Ave. entrances to Bonnie Brae Park, along with road-narrowing striping in several areas.

In the heart of Cory-Merrill, we are continuing with efforts to craft a Safe Routes To School

increase safety for students and families accessing the Cory-Merrill-C3 schools campus, as well as adjacent parts of the neighborhood. The Safe Routes Package is expected to include some combination of bike paths, new and improved sidewalks, enhanced crosswalks and signage.

A couple of meetings are set for this month to continue the planning process. On July 25, a meeting will be held

Village Library, 1500 S. Dahlia St., 5:30p.m., to discuss plans for a two-way bike path long Florida Ave., from University Blvd. to Monaco St. Pkwy. The next meeting to discuss plans for the other elements of the Safe Routes package will be scheduled soon.

To the east, across Colorado Blvd., meetings continue focusing on Kentro Group's desire to rezone the former CDOT property at 4201 E. Arkansas Ave., to allow for a mixture of residential, office and retail use on the 13-acre site.

The next meeting to consider Kentro's plans will take place Thurs., July 12, 6p.m., at Infinity Park Events Center, 4400 E. Kentucky Ave. Meeting room will be labeled "CDOT Headquarters, Community Meeting #6. Parking is in the lot diagonally northeast from the events center.

Paul Kashmann,  
Denver City  
Council, District 6



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Hello, I'm Scott Rodgers, your local Cory-Merrill Realtor. My hope is you love your home and plan to stay awhile! And...that you encourage your friends and family to move to Cory-Merrill too! When it is time for you or someone you know to make a move, or buy/sell an investment property, please keep me in mind. I would love to help you.

Or, if you simply have real estate related questions, think of me as your local real estate resource. I am happy to come by your home or we can meet nearby at my office off Colorado Blvd & I-25: 4155 E Jewell Ave, Denver 80222

CMNA Board Member Since 2013 - Cory-Merrill Homeowner Since 2001 - Cory-Merrill Yard Sale Organizing Sponsor



**Scott Rodgers**

303-242-8831

[www.CoryMerrillRealtor.com](http://www.CoryMerrillRealtor.com)



*Every Home Deserves a Kilted Closing!*



Thank you to everyone who participated in our first annual Cory-Merrill Neighborhood Yard Sale. We had 77 houses register! We received positive feedback and look forward to doing it again next year!

Listed in Cory-Merrill: 1574 S Columbine St



Scott Rodgers, Broker Associate at eXp Realty 303-242-8831 [Scott@ColoradoHomesHQ.com](mailto:Scott@ColoradoHomesHQ.com) [www.CoryMerrillRealtor.com](http://www.CoryMerrillRealtor.com)

# South High Class of 2018 Proud of Many Accomplishments

Ninety four percent of the 2018 class graduated in May, on par with the top graduation rates in the state of Colorado. to come!

This graduating class led the Rising Rebels initiative, moving the number of students of color in honors, concurrent enrollment and advanced placement classes

from 73 to 592 students in two years and 85% of you passed those classes with a C or higher.

Ibro Soumah(track) and Tom Heckmaster (swimming) were named the top Senior athletes in the district in their respective sports this year. Selena Houli qualified for state golf two years in a row.

Mabel McKenna, Avery

Golden, Ben Burgert and Korina Bond have all been recognized at the state and national level for their art work.

. For the first time in 15 years, Volleyball qualified for the state tournament. The class of 2018 started the girls lacrosse program 4 years ago and now there are 35 girls in the program with varsity and JV levels.

There are Daniels and Boettcher scholar among the class of 2018 and 15 students signed to play college sports. Our Boys Cross Country team earned the title of back to back DPS champions. Our Cheerleaders earned the title of back to back DPS Champions. There are some amazing things going on at South, come take a look!



## REAL ESTATE PHOTOGRAPHY

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303-355-3932 - jcesten@gmail.com

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CORY Merrill HOMES "1655 South Cook Street, Coming Spring 2019"













6 bedrooms | 5 bathrooms | 5,143 Fin Sq. Ft. (approx) | 1,722 Finished Sq Ft. Basement | 3 Car Garage

Images shown are of our other recently SOLD Cory-Merrill Homes. Visit the Custom Website to see this home's floor plans and additional photography of our homes, including a video that illustrates the craftsmanship and special character we create in each residence.

Contact Michael Galinsky to Learn about the PRE-CONSTRUCTION DISCOUNT  
303-807-6800 | thegalinskygroup@gmail.com

# Cory Merrill Real Estate Update

I thought I'd share some insight on significant factors affecting Denver's market.



Colorado's strong housing market continues to break records without a slow-down in sight. There are many significant factors affecting the real

estate market nationally, state-wide, and in metro Denver, that warrant a closer look. Low housing inventory, buyer competition, and small mortgage rate increases play an important role in buyer confidence and economic growth; while population growth, upper-tier wealth, and the performance of the resort markets also fuel the Colorado real estate market.

## Low Inventory Levels

Low inventory remains the largest influence in determining real estate values. The entry-level home segment

of the market where bidding wars are becoming typical, is creating a need for new construction homes in suburban communities and urban projects.

## Buyer Competition

Buyer competition is fierce, as inventory is low and new construction is lagging due to several factors including (i) labor and construction costs rising and finding available land at a viable price is difficult, (ii) government approvals and due diligence factors take time, and (iii) locating skilled workers is a major hurdle, in addition to financing requirements.

## Rising Interest Rates

Rising interest rates have become a double-edged sword. Higher rates gradually limit the entry-level/mid-range homebuyer's ability to qualify, while at the same time, these rates generate urgency to move before rates increase, regardless of price point.

According to the U.S. Census Bureau, Denver County has grown by over

100,000 people since 2010 and has eclipsed 700,000 in population, (with approximately 3 million in Denver and surrounding counties). According to the Bureau of Economic Analysis, personal income grew 4.1% in Colorado last year, while the nation grew at the rate of 3.1%.

## Upper-Tier Wealth

In regard to income growth, the number of millionaires in the country has exploded. A recent report from WEALTHENGINE defines a millionaire as having a net worth of over \$1 million, so approximately 7% of the adult population in the U.S. are considered millionaires.

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, CoryMerrillExpert.com

Aspen Insurance Agency

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## We Love Our Cory Merrill Neighborhood!



### Is It Time to Update Your Homeowners Insurance?

Homes and families often grow and change. Here are six instances when it may be beneficial to review and adjust your coverage:

1. Remodeling or Renovation Work
2. Your Dream Pool or Backyard Playground
3. A New Driver
4. A New Dog
5. Home-Based Business
6. Art, Jewelry, Antiques, Other Valuables

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# Walk with a Doc

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



Saturday, January 6<sup>th</sup> 8am  
**Bible Park**

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

TOPIC: Coronary Disease & Stents

Saturday, March 17<sup>th</sup> 8am  
**Bible Park**

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

TOPIC: Asthma & More

Saturday, February 3<sup>rd</sup> 8am  
**Crestmoor Park**

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

TOPIC: Shortness of Breath

Saturday, April 7<sup>th</sup> 8am  
**Crestmoor Park**

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

TOPIC: Pacemakers & ICDs

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# 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 \$576,500 | Represented Seller



1356 S. SAINT PAUL STREET  
Sold for \$622,500 | Represented Buyer



1327 S. SAINT PAUL STREET  
Sold for \$1,225,000 | Represented Seller  
Co-Sold with Casey Perry - 7203060008



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



HOLLY CARPENTER  
303.589.7449

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# Holiday Auto Care

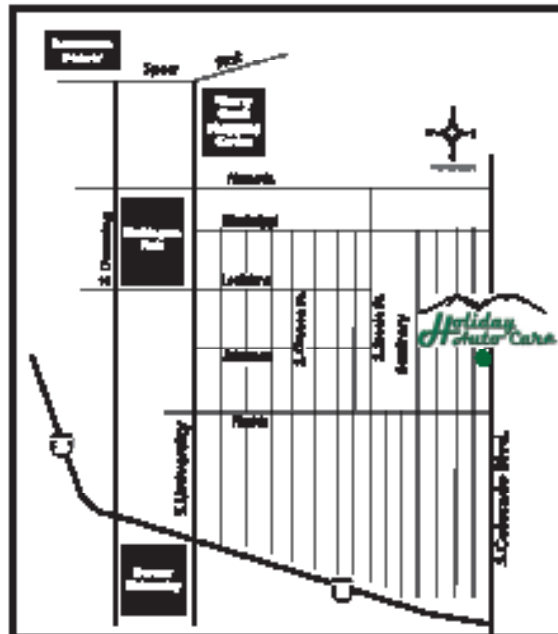
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**50 years**  
\*\*\*\*\*

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Interstate Batteries carry a 6-year nationwide warranty.

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- ▼ Engineered with Industry leading technology
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