



Cory Merrill Neighborhood Association Newsletter

SUMMER 2019

Cory Elementary Receives \$8,000 Instrument Grant for New Band Program



Cory Elementary is proud to announce our new band program! Our first generation of 30 students began in January of 2019 and gave a fabulous Spring Performance in May; showing that our Cory students

are ready to rock!

Also in Spring, we applied for and received an instrument grant from the very generous organization, Bringing Music to Life (the CPR Instrument drive). Cory now has 16 instruments, that belong to the school for our students to use for decades to come.

In collaboration with Big as Life Music, directed by Christmas Gainsbrugh, the Cory PTA has voted to sup-

port the vision of a thriving Band Program. This program offers Beginning and Intermediate band and is available to 4th and 5th grade students starting in Fall 2019.

If you have any band or percussion instruments that need to be played, please let us know! Our Cory Band Program will give them a good home.

Neighborhood Meeting

August 7, 2019 6:00 – 7:30 p.m.

Kirk of Bonnie Brae UCC -1201 S. Steele Street

Speakers Include:

- Paul Kashmann, District 6 Councilman
- Community Resource Officer from District 3
- Deputy DA Danny Paulson
- Candidates for DPS School Board Elections

Cory Merrill Neighborhood Association Board Elections will take place at this general meeting. Open Positions include Vice President. Please contact CMNA@CoryMerrill.org if you are interested in this position or have any questions

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

Last Food Truck Nights

Tuesday,
Aug. 13th :
Community
tables and
Groundcover
Band will play!



Tuesday,
Aug. 27th
5:30 – 8:00 PM
1201 S. Steele Street
Kirk of Bonnie Brae UCC

Hello Cory/Merrill Community

We are very excited here at Cory to finally have our full flock! The kids have put a lot of time, love, and energy into raising most of our flock from four-day-old chicks.

We have gone through some rough patches. We treated everyone for head colds right as school ended. Several discoveries of roosters (jury is still out on one of our new chicks). We had some serious pecking order issues. Poor Molly was pecked bald. We adopted the three hens out that were being bullies and adopted three new chicks in. We now have one older hen (Molly) and 11 chicks. Molly

Continued on page 3



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Christopher Olson

James Jacobs

Mallory Boyens

Finally a Full Flock



Continued from page 2

is loving being the lead hen and she is great with the chicks. They are getting so big! Especially, Pru, she is going to be one big hen. We hope to start getting eggs from some of them by the end of the summer break. We think we will have a wide variety of egg color and size. Can't wait to see what they produce.

With the days heating up, please feel free to give our flock a treat of frozen fruits and veggies. Frozen watermelon is a great treat that hydrates as well as cools the chickens, as are frozen strawberries, blueberries, cucumber slices, bananas (try rolling the banana in honey and chopped nuts and then freezing), peas and corn kernels. Fresh herbs like peppermint, spearmint, lemon balm, cilantro, and dill have cooling properties and will help reduce the chickens' body temperature, so adding crushed fresh mint leaves to their diet in the summer months can help as well. You can find fresh mint in the school garden, first bed on your right when you walk into the garden. They also love dandelions. The leaves, roots, and flowers of the plant. Those can be found all over the grounds. If you happen to catch some Japanese Beetles and feed them to the hens they will LOVE YOU FOREVER! The hens love visitors so please stop by and visit.

We have had many students express how much they will miss interacting with the chickens when they move on to Merrill. We have also had parents from both Merrill and C3 ask to be involved. With that said we have plans to fold in the students from Merrill and C3 into our chicken coop program this coming school year. We are still working out the details of how that will work out, but we can't wait to get all the students involved. In the meantime, if you would like to get hands-on with the chickens now, please signup to be a volunteer. The training is quick and the duties are fairly easy. The rewards are eggs, the love of our hens and my undying appreciation for your help.

Summer Cooper Griffin
& Skeeter Buck
Cory Garden Co-Chairs
sumlovin00@gmail.com
skeeterbuck@gmail.com



Walk with a Doc

Take a Step Toward Better Health

Saturday, May 11th 8am
César Chávez Park

Off of Tennyson in the Highlands of Denver
 Meet near the Tennyson Sidewalk Entrance

TOPIC: Retirement Health +
 Cooking Demo at *Vital Root*

Saturday, July 13th 8am
Bible Park

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

TOPIC: Pulmonary Embolism

Saturday, June 8th 8am
Crestmoor Park

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

TOPIC: Mitral Valve Disease

Saturday, August 24th 8am
Crestmoor Park

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

TOPIC: Pulmonary Hypertension

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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.CoryMerrill.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.CoryMerrill.com 4155 E Jewell Ave, Denver 80222

Ask a Financial Advisor- How to Save For Retirement

By Dean Dowson
Cooney Associates, www.cooney-associates.com

How can we save for retirement and our child's college education at the same time? It's seldom easy to achieve a balance between saving for your retirement and saving for the ever-increasing cost of a college education within your present income. Yet it's imperative that you save for both at the same time. To postpone saving for your retirement means missing out on years of tax-deferred growth potential and playing a near-impos-

sible game of catch-up. To postpone saving for college means possibly significant borrowing and years of student loan payments. In a perfect world, you want to contribute to each. But to accomplish both goals, you may need to compromise. The first step is to thoroughly examine your funding needs for both college and retirement. On the retirement side, remember to include the estimated value of any employer pension plans, as well as your Social Security benefits. This evaluation may prompt you to examine some deeply held beliefs about your financial goals. For ex-

ample, is it important that you retire early or travel regularly in retirement, or is it more important that your child attend a prestigious college?

If you discover that you can't afford to save for both goals, the second step is to consider some compromises:

- Defer your retirement and work longer.
- Reduce your standard of living, now or in retirement.
- Increase your family income by seeking a better paying position in your present career, getting a second job, or having a previously stay-at-home spouse join the work force.
- Seek out more aggressive investments (but beware of the risks).
- Expect your child to contribute to college costs. Some parents may find it difficult to accept, but the majority of college students finance a portion of their education with student loans. Many students also work during high school and college to save money for tuition.
- Investigate less expensive colleges. You may find that some less expensive state universities have more to offer in certain programs than their pricey private counterparts.
- Consider other ways to reduce the cost of college, including on-line learning, accelerated degree programs, starting off at community college and then transferring to a four-year college, joining

the military, or searching for college scholarships.

• If you absolutely can't save for both goals, then it's best to err on the side of retirement. At college time, your child can take out loans. But you can't do that for retirement. Another idea is to split your available funds in a way that favors retirement, but with some going toward college. For example, an 80-20 or 70-30 split can get you started on both goals. The third step is to re-evaluate your plan from time to time as your circumstances and wishes change. The important thing is to earmark a portion of your present income for both goals and do the best you can.

If you would like to talk about your individual financial situation, I offer a complementary consultation to get to know more about your values, goals and financial game plan. I can be reached at 303.388.0854. I look forward to hearing from you. PLAN.INVEST.LIVE

Please submit your questions for future editions to "Ask an Advisor" at dean@cooney-associates.com. Investment adviser representative and registered representative of, and securities and investment advisory services offered through Voya Financial Advisors, Inc. (member SIPC) Cooney Associates is not a subsidiary of nor controlled by Voya Financial Advisors, Inc.



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Happening at City Council This Quarter

By Paul Kashmann

It was an honor to be sworn in on July 15 to begin my second term representing District 6 on Denver City Council.

While we live in one of Denver’s healthier Council districts, we share a variety of challenges faced by fellow Denverites. Addressing traffic congestion continues to be the number one daily complaint coming into Council offices. The Department of Public Works has restructured in an effort to implement appropriate solutions on a more timely basis, and has begun experimenting with new tools such as traffic circles and is looking at city speed limits

to see if adjustments in that realm will help to calm traffic.

Council is working with the administration and outside advocates to accelerate our commitment to reduce Denver’s carbon footprint. We have committed to running city buildings on renewable electricity by 2025, and city-wide by 2030. We are increasing funding for electric vehicle charging stations, strengthening building code requirements for energy efficiency and restructuring Denver Public Works to more aggressively address mobility issues for cars, bikes and pedestrians. For the first time, Blueprint Denver, our main land-use and transportation

plan, has declared that pedestrian safety is the guiding principle in all street design.

The Caring For Denver sales tax referendum passed in 2018 will generate some \$40-million per year to increase mental health and drug treatment services in the Mile High City, we are at the beginning of a three-year program to repurpose our shelter system to welcome groups previously under-served or completely excluded. We are also looking at moving away from an “emergency” model to a “transitional housing” model. We have increased our funding to preserve and create permanent housing for those in the 0%-30% Area Median Income (AMI)

category.

Locally, Kentro Group, has finalized their purchase of the former CDOT site at Arkansas Ave. and Birch St., and is moving forward with site planning for the 13-acre parcel. Kentro is expected to come forward with a Tax Increment Financing package request to help build infrastructure improvements on the property. If approved by Council, the developer is allowed to keep the difference for a set period – around 20 years – after which all taxes go to the appropriate jurisdictions, generally the City, DPS and the Urban Drainage and Flood Control District.

SOLD in Cory-Merrill BY HOLLY CARPENTER



1315 S. SAINT PAUL STREET
Sold for \$1,190,000



1466 S. FILLMORE STREET*
Sold for \$1,750,000



1545 S. COLUMBINE STREET
Sold for \$479,000



1355 S. SAINT PAUL STREET*
Sold for \$662,500



****1327 S. SAINT PAUL STREET**
Sold for \$1,225,000



3333 E. FLORIDA AVENUE
Sold for \$599,000



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



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



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Recap of 2nd Annual Cory-Merrill Neighborhood Yard Sale

By Scott Rodgers

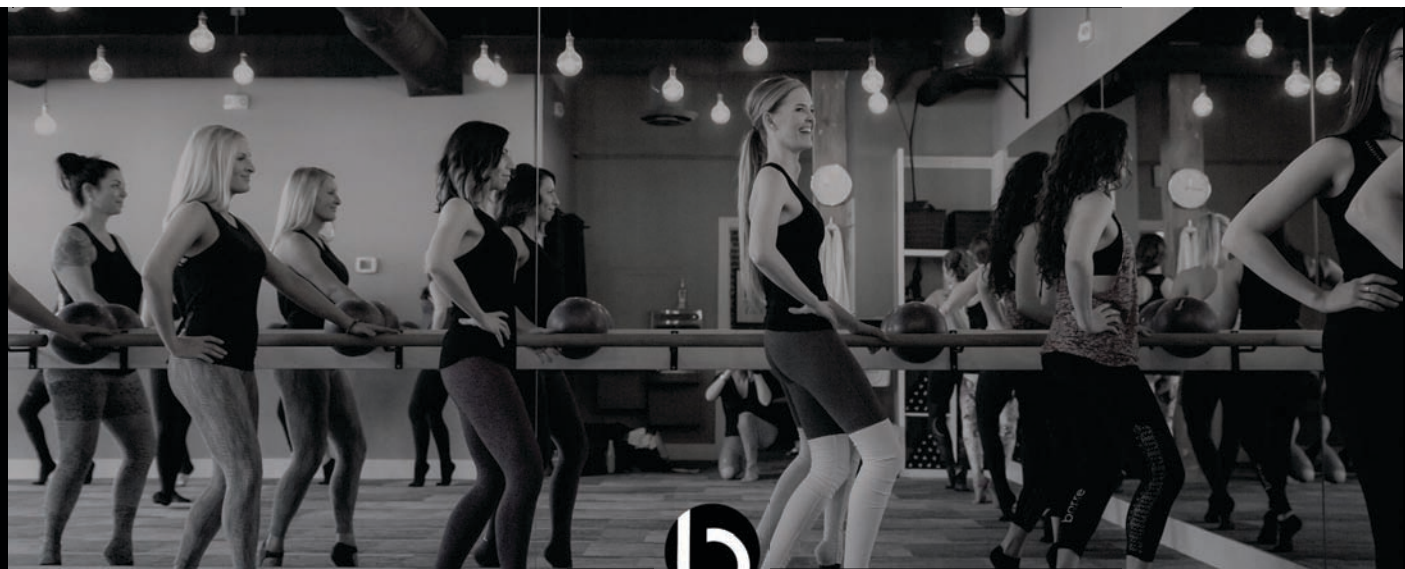
Thank you everyone who participated in this year's Cory-Merrill and Bonnie Brae Neighborhood Yard Sale on Saturday, May 18th and Sunday, May 19th. We were excited to have our Bonnie Brae neighbors involved this year after having such a great first year.

We had about 55 homes participate this year, where each home hosted their own sale and benefited by having over 50 "Yard Sale -->" signs around the neighborhood and other marketing to help attract buyers.

Organizing and moving stuff around can be a big chore and hopefully some of you were able to clear out stuff, make a few extra bucks, and meet our neighbors.

I sent out a survey to those than participating and received feedback that will help us make this an even better event next year. So start setting items aside to help make the preparation a bit easier for our next sale.

Feedback about this event can be sent to our board member and organizing sponsor, Scott Rodgers, 303-242-8831, www.CoryMerrill.com.



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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



While the summer season has been a bit delayed this year, we are now officially welcoming summer heat, summer activities, and of course summer real estate opportunities. Looking at recent activity, it's evident we are seeing some increases in performance for Colorado real estate, and we are also seeing some major opportunities for both buyers and sellers.

As no surprise, the all-price point Metro Denver real estate is continuing to boom with year-to-date increases across the board, but most notably in total sales volume (+4%) and new listings (+8%). More and more buyers are flocking toward the luxury market (\$1,000,000 and above) for Metro Denver, with the visible signs being year-to-date increases in total sales volume (+15%), properties sold (+11%), and new listings (+24%) – met with a decrease in average days on market (-26%) to just 67 days on average in 2019.

Summer also brings an opportunity to snatch

up that mountain property you've been dreaming about well in advance of ski season.

For interested buyers and sellers of Vail Valley real estate, 2019 may be your year to act. There are clear increases in performance that would benefit a seller, specifically an increase (for all price points) in sales volume (+3%), average sold price (+7%), average price per square foot (+6%), average list price (+7%), and highest sold price (+24%). In addition, the luxury market (\$3,000,000 and above) reported significant increases comparing May of this year to April of 2019 including a 63% increase in total sales volume and a 67% increase in listings sold, to 10 listings sold in May.

Summit County's real estate continues to prove as extremely hot! For all price

points, total sales volume is up 9% year-to-date, but most notable is the increase in average sold price and average list price – both of which are up 13%. The good news for sellers is that more and more buyers are willing to pay increased prices in order to live the Summit County Lifestyle. For buyers, there is a slight dip in average days on the market, which means you still have to act quickly (7% decrease to 55 days on average this year). Year-to-date, the luxury market (\$2,000,000 and above) is extremely active for Summit County, resulting in an astounding 112% increase in total sales volume, a 27% increase in average sold price, a 28% increase in average price per square foot, a 14% decrease in average days on market, and a 25% increase in average list price. Perhaps the most significant, listings sold in-

creased 67% year-to-date to an amazing 30 listings just this year, from 18 in 2018 (through May).

This year it's clear that we are seeing a healthy market that both buyers and sellers can benefit from. The overall increase in inventory and increase in available buyers due to a strong economy – combined with the current mortgage rates – equals a recipe for success.

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. I look forward to hearing from you!
~ 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

2019 Q2 (April-June)			
Single Family Home Sales	2018	2019	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$463	\$494	7%
Highest Price	\$1.625M	\$1.790M	10%
Lowest Price	\$400K	\$440K	10%
% Sold to List Price	99%	97%	-2%

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.