



Cory Merrill Neighborhood Association Newsletter

FALL 2018

Save The Date for the Annual Holiday Hayride

CMNA & Holly Carpenter, LIV Sotheby's Realty Benefiting No Kid Hungry, Colorado

Wednesday, December 12, 2018 -5 p.m.-7 p.m.

Corner of Louisiana & Clayton

Join us for Cory-Merrill's annual holiday hayride event! Gather with neighbors for hot chocolate, treats and take a horse drawn ride around the block. It's a great way to celebrate the season and connect with new friends in the neighborhood. Hayrides will be available every 20 minutes from 5:00pm to 7:00pm. First come, first served. The event is sponsored by CMNA and Holly Carpenter of LIV Sotheby's Realty. Rides are free and donations to No Kid Hungry are welcome, but not required. We hope to see you there for some holiday cheer!

Neighborhood Quarterly Meeting

Wednesday, October 24, 2018 ****PLEASE NOTE THE CHANGE IN OUR TYPICAL DATE!****

6 p.m. – 7:30 p.m.

Relevant neighborhood and political speakers including a representative from the League of Women Voters and the candidates for Senate District #32

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

Cory Merrill Neighborhood Association Halloween Station

Where: Corner of S. Clayton and Louisiana

When:
October 31st,
5:30 p.m.-7:30 p.m.

Why: Come by, say hi to our board members, and receive a special treat!



South High One of DPS Top School Choices

South is one of the top choices in DPS! This year was our first year in not letting everyone one into South that chose South as their first choice due to the large amount of families who were choosing South High School. We are very proud of the academic accomplishments and academic choices that South has to offer our students.

We offer dozens of Honors Courses, twenty Advance Placement Courses and the most 'on campus' Concurrent Enrollment Courses (College Courses).

Many of our faculty are certified to teach college courses. Some of our students are able to graduate with a full year or more of college credit!

Our Engineering program has taken off as we partner with two Engineering Firms that offer career internships. South was one of only eight high schools in the country to receive the GOLD recognition by the Schools of Opportunity High School Recognition Program.

The Class of 2018 exceeded all records with \$11 million in college scholarships and a 94% graduation rate. We had many in the Class of 2018 who earned full ride academic and athletic scholarships. We were also proud of Sara

Gebretsadik who won the Daniels Fund Scholarship and also awarded one of the top Citizenship Medals through the Governor's Office. Whether students are right in Wash Park or from around the world, you can succeed at South High.

We are also excited about our growing athletic and activities programs. South has over 70 clubs and activities which students can choose from with an ever growing list from year to year. We encourage our students to become involved in athletics and/or clubs to support their careers, have fun and create lasting relationships.

Our Homecoming week was outstanding with hundreds of students in attendance at our athletic games, our Rebel Roundup activities and, of course, our Homecoming game.

The excitement of South is real as families enroll from across the street and around the world. We are proud to say that we are able to support all students in all areas as they set their college and career goals.

We are looking forward to a great year with great things to share as the year progresses. Come and check out South! A lot of excitement is here!

\$5 will be donated to your school's athletic department.

Please provide the name of your school at registration.



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ANNUAL FALL DUES DRIVE

Hello Neighbors! You will notice that you received a self-addressed envelope in your newsletter. Every Fall, we have a dues drive to create revenue to support our operating expenses such as; rent for our quarterly meetings, our PO box, our INC dues, insurance for our events, the Quarterly newsletter, signage, etc. In addition, we need funds to support our many events such as; The Halloween Event, The December Holiday Event, the Food Truck Nights, etc. We suggest a \$25 per household donation to help us continue to provide these Events and services to you. Each year, we get more neighborhood involvement in our events which have translated into a more successful dues drive. In 2015, we had 120 households participate, in 2016, we had 128 households participate and last year 2017 we had 155 households participate. We have approximately 2200 homes in the Cory-Merrill Neighborhood, so our participation rate is 7%. This year we are hoping to increase participation to 10%, or 220 homes! Please use the envelope provided to send your donation; we appreciate any contribution you can make, THANK YOU! Any household making a donation (where an address is noted) will receive a Cory Merrill tote bag.



Open House
October 24 - 8:30-10:30

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District 6 Updates From Councilman Paul Kashmann

It's an unusually busy time at City Hall. The Mayor has presented his 2019 draft budget for Council consideration, and the Denver planning process has resulted in creation of 5 documents that will direct Denver's evolution in coming decades: the 2040 Comprehensive Plan, the rewrites of Blueprint Denver (our city's main land use and transportation plan) and the Denver Parks and Recreation Game Plan, as well as the creation of two new mobility plans – Denver Moves: Pedestrians and Trails, and Denver

Moves: Transit. All of these documents are available for review at each branch of Denver Public Library, as well as online. To view the Mayor's draft budget, visit: <https://www.denvergov.org/content/denvergov/en/denver-department-of-finance/financial-reports/city-budget.html> To view the Denveright plans, visit: <https://www.denvergov.org/content/denvergov/en/denveright.html> In my September newsletter, I detailed various items coming on the November ballot that propose solutions to a number of thorny

problems and would result in increases to our city sales tax. This month, I want to simply alert you to one particular measure that, if approved, would grind government to a halt. Colorado Amendment 74: Compensation to Owners for Decreased Property Value Due to State Regulation Initiative, was put forward by a coalition objecting to Colorado Proposition 112, that increases setbacks reducing the amount of land available for oil and gas exploration. Amendment 74 is so vague and broad that it threatens to paralyze

government with an endless cascade of lawsuits claiming "takings" resulting from rezonings, variances, licensing, ordinances and day to day government functions. "As it's currently written, the Colorado Constitution doesn't allow private property to be taken for public use without compensation – and rightly so. But Amendment 74 would greatly expand this provision. Have a great fall, and remember, whatever your views, our system of government works best when YOU VOTE!" Paul Kashmann

Sidewalk Inspections, Notices of Damage Ongoing

Sidewalk inspections and notices began in August for Region 1 to notify property owners about adjacent sidewalks that are damaged, uneven, sloping or hazardous. Residents will receive a notice on their door, and an identical notice will be sent by mail to the property owner.

Sidewalk sections that require repairs will be easy to identify as they will be marked with white paint. Homeowners could be responsible for accidents that occur on their property and their sidewalk.

Any of the following conditions, if not corrected, may be designated as a defective or hazardous sidewalk

1. Missing sections of sidewalk.
2. Non-conformity to grade defined as either:

(a) a difference in elevation

between adjoining sections of sidewalk or opposing edges of any fissures (cracks) on the sidewalk surface of three-fourths (3/4) of an inch or more; or (b) excessive slope consisting of cross-slopes greater than 5.0%.

3. Unstable walking surface due to defects on the surface such as fissures that have created a gap of three-fourths (3/4) of an inch or more, spalled finish conditions that create an unstable walking surface, or incomplete sections due to missing corners or pieces of the sidewalk section. Up to a maximum 2" gap between flagstones pieces will not be considered hazardous so long as grout or sand and gravel fill the gaps to within one-fourths (1/4) of an inch of the surface. Gaps greater than 2" adjacent to flagstone will require color to match or grey concrete to fill the

gaps.

4. Section 2(a) and 3 shall apply to the sidewalk zone crossing driveways.

5. Non-conformity with applicable ordinances of the Revised Municipal Code of the City and County of Denver.

The inspector will recommend sidewalk repairs based on their observations. Recommendations could include:

- Partial or full replacement of concrete sidewalks
- Grinding or shaving uneven concrete sidewalks
- Mudjacking tilted slabs to re-level concrete sidewalk panels
- Filling gaps, cracks or other holes in concrete
- Re-leveling of flagstone
- Replacement of flagstone with concrete; property owners also have the option of replacing flagstone with flagstone utilizing a private contractor

The City is providing extended repayment assistance and affordability discounts for those who qualify. Visit www.denvergov.org/sidewalkrepair for more information.

New Construction & Remodels

To create a more connected and walkable city, the city requires sidewalks be built at residences when new construction or remodeling takes place in excess of \$100,000. View DPW Rules and Regulations at www.denvergov.org/dpw or get more details by contacting Right Of Way Construction Inspection at PWpermits@denvergov.org or 303-446-3469.

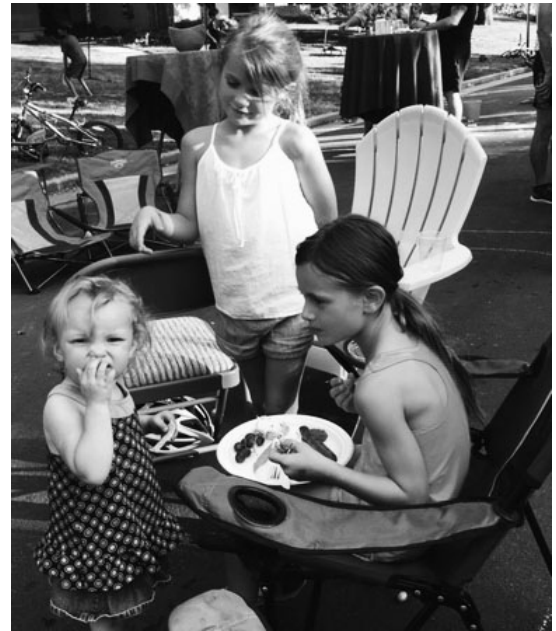
©2018 -This information is being provided by Cory Merrill Neighbor, Mikki Wilder. The story was researched and coordinated through Denver Public Works.

First Annual South Fillmore Block Party Held

Submitted by Alexia Eslan,
Photos by Mikki Wilder

The 1300 block of South Fillmore celebrated their first annual Block Party on Sunday, September 23rd. The event brought together adults and children from the neighbor-

hood supporting community building. Everyone had a great time taking over the street for 5 hours enjoying scrumptious food from the potluck and chilling to some good beats and conversation. The children had the time of their lives riding scooters, bikes and electric vehicles up and down the street, drawing with chalk and once the sun set, illuminating the street with their glow in the dark sticks. Keep an eye out for our second Block Party in September 2019!



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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.

Curious what your home is worth?
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SOLD in Cory-Merrill: 1574 S Columbine St
October 2018, Represented Seller

"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 Laurel 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

St Paul II Center for New Evangelization's Mission

Thank you for reaching out to us, we are always happy to answer questions and willing to discuss what exactly it is that we do at St. John Paul II Center for the New Evangelization. On the grounds of our campus we have the chancery (administrative offices) for the Archdiocese of Denver and two seminaries: St John Vianney Theological Seminary and Redemptoris Mater Missionary Seminary.

In our mission for the formation of Catholic priests, there are four dimensions of formation that help develop the virtues necessary to serve well: human, spiritual, intellectual, and pastoral aspects of formation. We

have some videos posted on our Facebook page about each dimension of formation if you would like to learn more.

At St. John Vianney Theological Seminary alone, we currently have 92 seminarians in formation. These men come from dioceses all around the country (mostly the western, midwestern and northern parts of the US) and even the world (Asia and Africa). Because of the intensive interior work that formation requires, we seek to create an environment of solitude and silence. To do so, the seminary buildings and normal activities are closed to the public.

And, while the JPII Center is open to visitors, because the campus is a literal home

for many seminarians and we seek to maintain a safe atmosphere, we'd respectfully ask that people not treat the campus as a park. However, we do offer a mass that is open to the public on the first Friday of every month at 12:10 p.m. during the academic year. We also host a monthly event of prayer and worship called Vigil Praise during the academic year. The next Vigil Praise is October 20th from 7 to 9 p.m. We would like to invite everyone to both of these events. If you have any further questions or would like to learn more about us feel free to follow us on Facebook or contact us directly. Additionally, the seminary is on the neighborhood social media site,

"NextDoor". It is a joy to be a part of the neighborhood. God bless you!



Please consider dropping your BOX TOPS for Education off at Cory Elementary. "Feed the Cougar" box is in office! If you bring them to the CMNA Meeting, we will also make sure they make it to a local school!

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Cory/Merrill/C3 Facilities Updates Need Addressing

By Amy Duclos

I am the parent of two kids in Denver Public Schools, one at South High and one at Merrill Middle School. Both also attended Cory Elementary.

I have experience buying and renovating entire apartment buildings and, at times, single family homes. So, I have a heavy background in construction management as well as an Economics degree from UCLA.

From my purview, the Cory and Merrill/C3 facilities need a lot of work in order to ensure the health and safety of the kids at both campuses. The kids at Merrill do not have access to quality water, the blacktop is severely damaged, and there is no air conditioning in either building.

Both Cory and Merrill were constructed in mid-1950s, a time when galvanized pipes with lead-mix solder at the joints were typically installed. Over the decades, two things happen: 1. Galvanized pipes corrode and cake up with mineral depos-

its on the insides and 2. The solder mix degrades then leaches its lead particles into the building's water supply lines. At Cory, after several lead tests came back positive, the PTA worked to obtain bids and funding for the installation of filtered water fountains. These new fountains were mostly paid for by the parent community and were installed several months after first identifying lead levels higher than the EPA considers safe.

At Merrill/C3, the same lead-in-the-water issue is also present, as confirmed by water testing conducted by DPS. Additionally, due to the corrosion in the galvanized pipes, the water there comes out of the faucets brownish-orange and, according to the kids and the teachers, most of them won't drink the water because it tastes bad. I obtained four bids from DPS-approved contractors for the installation of filtered fountains and after nearly one month am still awaiting a response as to which one the district will allow us to hire.

The blacktop at Merrill

is severely damaged with 4"-6" wide and up to 1" deep cracks prominently occurring all over the playground area. In May 2018, a C3 student broke her 5th metatarsal bone while playing basketball out there. DPS has been aware of the condition of the blacktop for at least a year yet the district chose to postpone repair or replacement until summer 2019. Bond funds are allocated for the blacktop, so repair or replacement is now a question of timing.

With the blessing of the Denver Public Schools' Deputy COO of Bonds, I obtained four competitive bids from DPS-approved asphalt contractors for the immediate removal and replacement of the blacktop at Merrill. At the time of this writing, the district has only agreed to do patching over the weekend of October 19th. With patching, the taxpayers of Denver will spend about \$25,000. Then, in the summer of 2019 we will spend – again, on the same blacktop - about \$130,000 to \$150,000 for total replacement. Neither Cory nor Merrill has air

conditioning. Children and teachers complain of headaches and nosebleeds due to the exceedingly high temperatures in both buildings. One teacher at Merrill said that during the sweltering afternoons she herself has been getting migraine headaches.

Considering just the water issue, there are 64 campuses in DPS with galvanized pipes. The situation within all these schools could have been rectified, at least short term, with filtered fountains for about ~\$1.5M total.

It is the district's responsibility to provide for all kids at each school. C3 is lacking in ADA accessibility and the district has postponed installment of an elevator or ADA ramp. It's time for DPS to put kids' safety first, make accommodations for each student. Please write your opinions on these matters to the Board of Education at: board@dpsk12.org

If you wish to be added to the Merrill community email list with updates on these issues, please opt-in by emailing me at: amy@coloradosearch.com



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Cory Merrill Real Estate Update

Generally, spring and summer are believed to be the hottest time to sell or purchase a home, however recent years



have proven that fall is also a time that the market stays active. As warmer weather in Colorado continues to linger longer, buyers have an enjoyable climate to happily shop for

their next home purchase. Climate and market trends in the Colorado resort market may differ from the Denver Metro, but similar trends do reign true with a balanced and healthy economy during the fall months.

Buyers have a unique advantage during the fall-buying season compared to those entering the market in spring or summer as inventory remains relatively the same and average days on market customarily increases. However, with Denver continuing to be a hot market,

buyers may not have the same luxury of time as in previous years. Data gathered by my brokerage shows an average of only 25 days on market for all price points in the Denver Metro during September and October in 2017. A fair prediction is that 2018's fall season will progress with high volume, rolling off the summer months.

For those contemplating selling a home before the holidays, the data proves that sellers can also benefit. Last year, average sold price increased year-over-year for 2017 compared to 2016 during the fall months, with a 10% increase in October. In addition, average close-to-list price ratio for fall of 2017 was near 100%. As a seller, fall is a wonderful time to list your home as buyers are traditionally still actively shopping and have a lower amount of inventory to choose from.

If you can't get your home on the market now and you have flexibility, waiting until January is recommended. Many think April is the best month to list. While there are buyers out in mass,

April also breeds competition for your home with more listings also hitting the market. Homes that go on market January through March (after the inventory-starved holiday months) tend to do incredibly well. Pent-up buyer demand surfaces in a big way.

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

303-589-7449, holly.carpenter@sothebysrealty.com. View my client testimonials at www.CoryMerrillExpert.com

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.

Co-written with Kelli Williams

CORY MERRILL REAL ESTATE – 3RD QUARTER (JUL - SEP)

Single Family Home Sales	Q3 2017	Q3 2018	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$460	\$473	2%
Highest Price	\$1.615M	\$1.750M	+8%
Lowest Price	\$410K	\$405K	-1%
% Sold to List Price	95%	97%	+2%

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Constant Neighborhood Traffic Concerns?

Call in to 3-1-1 and obtain a case number. Or if you prefer to send an email, please email District6TrafficEngineer@denvergov.org. for best results, please leave the incident location and your contact information.

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Merrill Middle School Welcomes 6th-8th Graders

Merrill Middle School is thrilled to welcome 575 6th-8th graders for the 2018-2019 school year. The first six weeks of the year have been spectacular! Students are concluding cross country and boys' soccer seasons! Other students are hard at work in our fall play, Unplugged. We are so grateful for the support of our neighborhood families and are excited to promote our Parent Teacher Home Visit program where we go our into the community to visit our students' homes. See a picture of Ms. Worth and Ms. Smith visiting their seventh grade students. We are hopeful that we will continue to attract neighborhood families and are welcoming all prospective 5th graders with an Open House on October 25th at 6 p.m. here at Merrill. This is an adults only event and all interested parents are more than welcome to attend. We are also starting student shadows and parent tours to showcases our school and encourage families to choice Merrill . We have so much to offer from rich cultural diversity to rigorous academics to support for the whole child. Please visit our website to learn more about our wonderful community at <http://merrill.dpsk12.org/>.

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
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Walk with a Doc

Take a Step Toward Better Health

Saturday, September 8th 8am
Bible Park

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

TOPIC: Mycobacterial Lung Infections

Saturday, October 13th 8am
Crestmoor Park

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

TOPIC: Women & Heart Disease

Saturday, November 10th 8am
Bible Park

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

TOPIC: Reducing Strokes in AFib

Saturday, December 1st 8am
Crestmoor Park

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

TOPIC: Smart Holiday Eating

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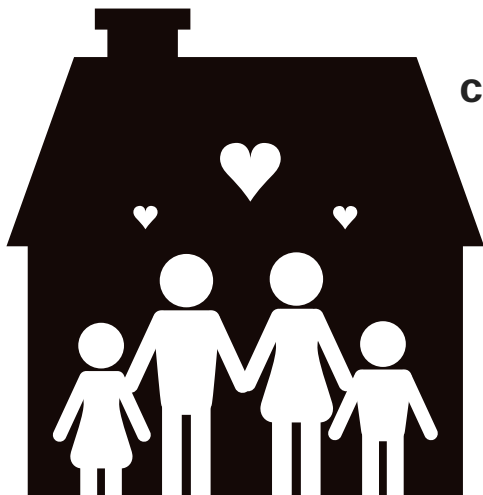
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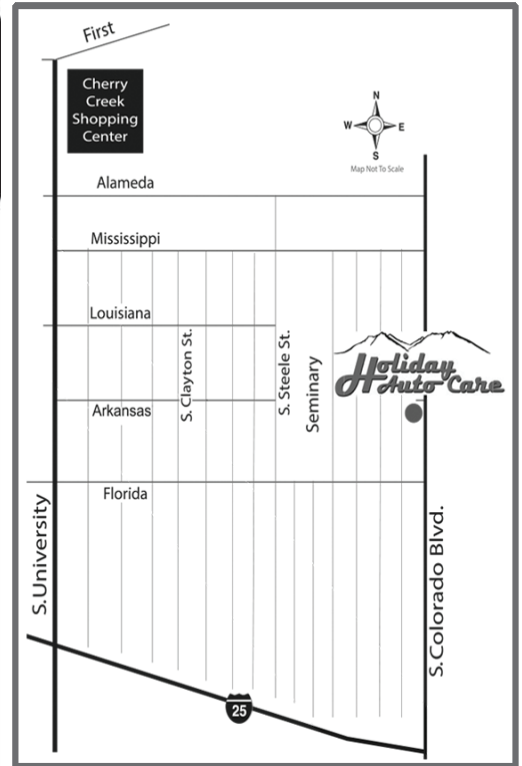
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(South Colorado and Arkansas)



Why use Holiday Auto Care?

Not only are we family owned and operated, our staff has over 120 years of combined automotive experience working on a wide variety of vehicles. Our promise to you is simple...we want to fix your vehicle right the first time and we want you to think of us for anything you might need for your vehicle. We have been working on neighborhood vehicles for years. WE KNOW AUTO CARE and we believe in doing only the maintenance and repairs that are necessary to ensure you and your family have a safe and reliable vehicle. And, we back our promise to you with a 24-month, or 24,000-mile warranty.



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