



Cory Merrill Neighborhood Association Newsletter

FALL 2019

Save the Date - the 6th Annual Hayride is Dec.15

Cory Merrill's 6th Annual Holiday Hayride fundraiser to benefit No Kid Hungry, Colorado will be held on Sunday, December 15th from 5pm-7pm 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. The event is free and a donation of any amount to No Kid Hungry is encouraged. Enjoy hot chocolate and treats sponsored by CMNA and a horse-drawn hayride around the block sponsored by Holly Carpenter. SANTA will also make an appearance! A food truck will also be available if you'd like to plan to have dinner during the event. Learn

more about the event and about donation options at www.coryhayride.com. Together, we'll raise funds to provide families with a 6-week course of hands-on cooking and critical nutrition education including in-class and take-home groceries.

Holly Carpenter

Neighborhood Meeting

Nov. 6, 2019 6:00 – 7:30 p.m.

Kirk of Bonnie Brae UCC -1201 S. Steele Street

Speakers Include:

Paul Kashmann, District 6 Councilman
District 3 Police Shannon Fender,
Native Roots Dispensary

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



CORY MERRILL'S

Annual Holiday
Hayride

LIV

Sotheby's
INTERNATIONAL REALTY

CMNA Fall Dues Drive

It is that time of the year again! The Cory Merrill Neighborhood Association asks for voluntary dues.

The CMNA suggests \$25 per household which will be used toward our operating expenses and events such as:

- The room rental at the Kirk of Bonnie

Brae for our quarterly neighborhood meetings

- Post office box, stamps
- Insurance for our multiple events
- Annual membership dues to the Inter-Neighborhood Cooperation
- Summer Food Truck

Events

- December Holiday Hay Ride Event
- Quarterly Newsletter
- Social Events
- Signage for our events and meetings
- Each year we gain a little more participation in the voluntary dues.

Please consider con-

tributing to help make our neighborhood even better!

The CMNA quarterly Newsletter is hand delivered to 2200 households in the Cory-Merrill neighborhood. If you have a story that you would like to share, please send us an email at cmna@corymerrill.org

DENVER SOUTH HIGH SCHOOL

HALLOWEEN

October 30, 2019

MAIN GYM 5:00-7:00pm

TRICK-OR-TREAT STREET

Games, Candy, Prizes

A BIG Thank You

Our dedicated and incomparable leader, Marti Freeman, has stepped down as President of the CMNA.

We would like to acknowledge her outstanding leadership for the past six years running our volunteer board.

Marti's organizational and leadership skills and hard work motivated all of us!

At the time Marti took over, there was a lot of turnover among our board and through her steady leadership, she was able to form a congruent, fun group that works well together on behalf of our neighborhood.

Our neighborhood is a better place to live thanks to Marti!

We also had some other board members step down, Debbie Frimble who has been our secretary and has organized the distribution of the newsletter. Debbie experienced what it is like to herd cats by managing the delivery of the newsletter. She also made sure the notes were posted to our website for all to read.

Krissa Murphy has worked on our Social committee and helped coordinate and organize the Holiday events for the past few years. Her presence as Mrs. Claus will be missed!

If you are interested in joining our Board, please send us an email at cmna@corymerrill.org

Message From the New Board at CMNA

Hello neighbors. We hope this finds you well and enjoying the first few days of fall, with winter soon on its way. At our last neighborhood association meeting in August, the group was pleased to welcome several new board members to the team at the Cory-Merrill Neighborhood Association. While most members remained, we have a new President, Vice President, Secretary and Social Chairs.

Under the previous leadership team, our neighborhood continued to grow into one of the best places to live in Denver and the new team is excited to carry on that tradition. Your group of neighborhood association volunteers remains dedicated to organizing and facilitating events for everyone to enjoy and to make our corner of Denver feel like a small town.

In a few weeks, kids can stop by the CMNA Halloween Station at the corner of Clayton/Louisiana for a treat and in

December, we'll once again host the annual Holiday Hayride (more details contained in this newsletter). Stay tuned early next year for details on the 3rd annual neighborhood yard sale, another fun summer of food trucks and the 1st Cory Merrill golf tournament we are planning for September. As usual, we'll have our quarterly neighborhood meetings on the first Wednesday of February, May, August and November at the Kirk of Bonnie Brae Church, so please be sure to join us then for speakers related to pertinent topics taking place in and around the area.

If you have any questions or would like to become more involved, please send us an email at cmna@corymerrill.org. Look forward to seeing you around the neighborhood and thanks for all your support in making our neighborhood a great place to live!

Regards,

Dennis Robinson, CMNA President

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Ask a Financial Advisor

By Dean Dowson

Cooney Associates, www.cooney-associates.com

What is the SECURE Act and how can it help me save money in taxes?

Taxes can be a burden, plain and simple. The second-biggest concern for most of my clients is, "How can I pay less taxes?" Let's start with some context - Earlier this year, the U.S. House of Representatives passed the Setting Every Community Up for Retirement (SECURE) Act, by a 417-3 vote. .

Here are some things to consider with regards to your investments, tax strategy, and the new SECURE Act.

Health Savings Accounts boost contribution limit

A Health Savings Account, or HSA, is a tax-advantaged account that can be used to pay for current or future qualified health care costs. On May 29, 2019, the IRS announced the 2020 HSA limits. For 2020, you can contribute \$3,550 for individual coverage, which is up \$50 from 2019. On the other hand, you can now contribute \$7,100 for family coverage, which is up \$100 from last year. If you are in a qualifying high-deductible health plan, you can contribute to an HSA. The limits on out-of-pocket costs, such as deductibles and copayments, will rise to \$13,800 for family health plans and

to \$6,900 for individual coverage.

If the SECURE Act passes, Roth IRAs would be more significant than ever

Roth IRAs offer a great way to decrease those pesky RMDs and to pass wealth tax-free to the younger generation. Among the major changes in the yet-to-be-passed SECURE Act is the elimination of the "stretch" IRA. Non-spouse beneficiaries who inherit an IRA are no longer allowed to "stretch out" distributions over the beneficiary's life when liquidating their accounts. The SECURE Act would require liquidations to come within 10 years of the newly inherited account, which inevitably decreases the value of the inheritance. There are a few exceptions, however, such as when the beneficiary is the surviving spouse, disabled or chronically ill, not more than 10 years younger than the deceased IRA owner, or a child who hasn't reached maturity age.

The curtailment on the "stretch" IRA shines light on how important advance tax planning (including a Roth IRA) really is. Today, investors must manage their large IRAs more effectively if they want to create multi-generational wealth. The benefit of the Roth IRA, compared with the traditional IRA, is that beneficiaries will not pay income tax on the distributions so long as the account is held for more

than five years and they are 59½ or older. 3. 529 Plans more flexible for loan repayment

The Tax Cuts and Jobs Act of 2017 allows clients to withdraw up to \$10,000 per year for qualified expenses from kindergarten through 12th grade at private and religious schools. As we know, the cost to send kids to college has risen exponentially over the past decade. Using a 529 savings plan can allow for tax-deferred growth potential, and distributions to pay for qualified education expenses are free from federal income tax, and in some cases, state taxes. In addition, if the SECURE Act does pass, up to \$10,000 can be withdrawn to pay student loans.

New parents get more options for traditional IRA

The SECURE Act also

could provide some relief to new parents. New parents would be able to withdraw up to \$5,000 from their retirement plans to cover expenses related to a birth or adoption without the 10% early withdrawal penalty.

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Neither Voya Financial Advisors nor its representatives offer tax or legal advice.

Please consult with your tax and legal advisors regarding your individual situation.



Take a Step Toward Better Health

Saturday, September 7th 8am

Bible Park

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

TOPIC: Stress: Effects on Health

Saturday, October 12th 8am

Crestmoor Park

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

TOPIC: COPD/Emphysema

Saturday, November 9th 8am

Bible Park

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

TOPIC: Adult Vaccinations

Saturday, December 7th 8am

Crestmoor Park

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

TOPIC: Smarter Holiday Eating

MEET NEW PEOPLE • LEARN ABOUT HEALTH • WALK AND GET FIT WITH DOCTORS
FREE BLOOD PRESSURE CHECK, WATER, SMOOTHIES, COFFEE, AND BREAKFAST

Many more walks all over the Denver metro region! See the full list at:

NJHEALTH.ORG/WWAD



Cory Merrill Neighborhood Association Board

President –
Dennis Robinson

Vice President –
Chris Olson

Treasurer –
Lisa Reynolds

Secretary –
Rachel Molokin

Communication –
Jenine Mathias

Website –
Scott Rodgers

Social -
Jenine Mathias
Danielle Duffy

Newsletter –
John Reynolds
(Advertising)

Members At Large:
Christine and Frank Baier
Christopher Olson
James Jacobs
Don Bailey

Cory-Merrill Neighbored News

By Brent Applebaum
C3 Vice Principal

During the 2018-2019 school year Creativity Challenge Community (C3) was awarded a five thousand dollar Sub Grant in partnership with the EPA and The Greenway Foundation. It was important to work with all three schools and find an opportunity to use that Grant to help improve the campus as a whole.

As a result, the 3rd grade students at C3 partnered with a stormwater filtration group called Frog Creek Partners. Three stormwater “Gutter Bins” were installed around the entire campus. The school leaders were recently informed that the Gutter Bins

collected over 200 pounds of trash and sediment, beating the state record of Frog Creek Partners by over 50 pounds. As a result, the C3, Cory and Merrill campus prevented that debris and trash from entering the Cherry Creek and South Platte River, helping improve the water quality and rivers of this amazing city.

As school leaders, we are aware of the impact that schools can place on a neighborhood. We felt it was important to try and enhance the campus and support the greater community by installing these Gutter Bins with the Grant. We are thrilled to announce that it is working and the Cory, Merrill neighborhood is making a significant impact on improving both the Cherry Creek and South Platte River.

Please spread the word as it would be great to help get these Gutter Bins installed over the city.

We are stronger together.



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Denver South High School News:

My name is Carolyn Howard and I am the new Community Liaison at Denver South High School. My husband and I are the proud parents of two Denver South High School graduates, with our daughter having headed to the University Of Vermont in the fall and our son having entered his senior year at American University in Washington DC.

My involvement as a parent at Denver South High School included being the President of the PTSA for 5 years and working hard with over 200 parent volunteers, 150 staff members, and up to 1600 students to create a vibrant, inclusive community. This experience, in tandem with a longstanding career in healthcare, has only fueled my belief in nurturing these students' life experience both in and out of the classroom. No matter what part of Denver, the world, or the neighborhood from which they come, they are important and they are our future.

Denver South High School, under the leadership of Bobby Thomas, is now the second largest comprehensive high school in Denver Public Schools. Enrollment for the 2019/2020 school year stands at 1641 students, starting with a waitlist of over 150 students from Denver County and beyond. Neighborhood enrollment has doubled in the last two years, something you have no doubt noticed with

increased pedestrian/bike traffic and placement of traffic control at both Williams and Franklin Street.

It is my goal to create a line of communication with the surrounding community such that we can work collaboratively to guide our students in a positive direction, respect the neighborhood climate, and provide a hub of sorts for community engagement. The much-used adage of "it takes a village" does not stop in elementary school but continues into young adulthood, and we at Denver South High School are hopeful that you will be part of "our village."

Please feel free to contact me with any questions, concerns, interest in volunteering/contributing, or ideas for collaboration with our students at Denver South High School.

I look forward to a great school year!

Best,
Carolyn Howard
|Community Liaison
Denver South High School
Phone: (720)423-6271/Email: Carolyn_Howard@dpsk12.org



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Bark Beetle Information From Denver Parks and Recreation

Denver Parks & Recreation Office of the City Forestry has identified conifer trees in the Denver area that are infected with the ips engraver beetle. The bark beetle is always present in Denver's urban forest and flares up every nine to ten years. The beetle rarely attacks healthy trees and mostly occurs in newly transplanted or stressed trees. In 2002, we lost over 300 spruce throughout the city; in 2012, we lost over 200. Currently, we have documented approximately 74 this year throughout the city and the park system.

Denver Forestry's strategy for the park and parkway system is to remove infested trees quickly, inspect existing trees, and apply a preventative treatment to the trees that are in proximity but not infested. All removed trees will be replaced.

The ips engraver beetle is 1/8 to 3/8-inch-long, reddish-brown to black in color and lives under the bark of conifer trees, producing girdling tunnels that cause foliage discoloration, crown dieback, eventually killing the tree.

To aid in the prevention of beetle infestation, practice

proper tree maintenance including adequate watering, pruning out deadwood, protecting the tree from injury from construction activities, mechanical damage and soil compaction.

Preventative treatments may be helpful for other trees but once infected, no chemical treatment exists, and swift removal is the only option to keep the beetle from spreading.

To identify if your tree may be infected, look for fading needle color at the very top of your conifer or signs that the top of the tree is dead. If you suspect your tree is infected, contact a licensed and insured tree company for inspection: https://www.denvergov.org/content/dam/denvergov/Portals/747/documents/forestry/DPR-Forestry_current-licensed-contractors.pdf

Colorado State University Extension also provides information on this pest and others. <https://extension.colostate.edu/>

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Cory-Merrill Homeowner Since 2001
Cory-Merrill Yard Sale Organizing Sponsor

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 Loral T., seller.

Happy Fall, Cory-Merrill

By Paul Kashmann

I had a wonderful time celebrating Walk-To-School-Day with the students of Cory Elementary, on Oct 2nd. On a cold, misty morning, hundreds of Cory kids and their parents calmly braved the chill to make it to school using only their own person-power. The usual rowdy dance party that accompanies Walk-To-School-Day was moved inside with more than 100 kids burning off some energy dancing to DJ Chuck's music before the school day began.

Cory-Merrill has been ground zero for the city's efforts to improve pedestrian infrastructure in the city. Spurred by resident pleas, we were able to get over \$500,000 set aside in the 2017 Safe Routes To School budget to fund a bike lane along Florida Ave. and sidewalk improvements along Iowa Ave., Florida Ave. and Steele St. A community process arrived at a number of sidewalk gaps to fill that will increase safe passage. Unfortunately, the time frame for implementation has been longer than hoped, as the city is still working with neighbors to resolve right-of-way issues on the properties where missing sidewalk sections will be installed.

In addition, again in response to neighbor's concerns, we have been urging installation of a safe crossing of Florida Ave., somewhere between University Blvd. and Steele St. I have been assured a work order has been put forth for a crosswalk, but don't have a firm date for that either. The Department of Public Works has promised a comprehensive update for next month's newsletter.

Minimum Wage

A family of four needs to be earning somewhere in the neighborhood of \$27-\$30/hr. to be able to cover the basic expenses of living in Denver. The state minimum wage is currently \$11.10/hr., scheduled to increase to \$12/hr. on Jan. 1, 2020. Two people working at minimum wage do not come close to meeting that living wage level.

At the end of the state legislature's recent session, House Bill 19-1210 was passed, allowing municipalities to establish a minimum wage different from the state's. Cities may raise the minimum wage 15% above the existing level each year, or \$1.75, whichever amount is greater. On September 19, Mayor Michael B. Hancock and Councilwoman Robin Kniech put forth a plan that would take advantage of the maximum allowable increases and raise the minimum wage for all Denver workers to \$13.80 on Jan. 1, 2020, and then to \$15.87 on January 1, 2021.

While advocates hailed the freedom to offer workers a higher wage, they decried the restrictions in the state bill that keep local governments from tailoring the bill to truly

meet their needs. HB 19-1210 requires that all adults and emancipated minors be paid the same wage. There are no "carve outs" allowed to exempt non-profits or permit restaurants to even the scales between tipped workers and "back of house" staff. The bill also requires that minimum wage increases be done on the same day as state minimum wage increases take place – January 1. This requirement forces cities to either accelerate their discussion and implementation schedule to meet the January 1, 2020 deadline, or wait another full year before raising wages.

A series of six public meetings designed to take feedback on the proposal began early this month. Additional meetings are set for:

Hiawatha Davis Jr. Rec. Center, 3334 Holly St., Oct. 22, 6 p.m.

Denver Police Department District 1 Station, 1311 W. 46th Ave., Oct. 29, 6 p.m.

I believe we need to put more money into the hands of our minimum wage workers as soon as possible, while at the same time trying to balance that with the pressure that the short January 1 deadline puts on small businesses and non-profits. The matter is expected to come before City Council in November.

CDOT Redevelopment

Kentro Group, owners of the 13+-acre former CDOT property at Arkansas Ave. and Birch St., is moving forward with a request for a Tax Increment Financing (TIF) package that would allow the company to retain \$17-\$20-million in taxes that would be generated by their redevelopment over a set period (usually 20-25 years), to assist in financing a variety of on and off-site improvements related to their development. At the end of the TIF period, all taxes generated on site would go to the applicable taxing entities.

Kentro is currently proposing some 800 housing units, including senior housing, market-rate housing, assisted living and affordable housing. Most are envisioned as rentals, while some for-sale product is being discussed as well. The current plan also includes a 130-room hotel and about 200,000sq.ft. of retail/commercial uses. Kentro is also planning a 1-1.4-acre park on the northeast corner of the site that would be accessible to the public, in addition to the 10% of "open space" that is required by their development agreement.

Kentro's request will need to be approved by Council and is currently moving towards a vote up or down sometime in November or early December.

That's it for now, folks. Have a great month. I'll see you around the 'hood.

Showcase Evening for current 8th Grade Students & Parents
Learn why the world gathers to excel at Denver South!

Thursday, November 14th 6:00-8:00 PM
DENVER SOUTH HIGH SCHOOL
1700 East Louisiana Avenue
RSVP: <https://whoozin.com/POF-MXE-JKMF-NT3E>

Get a window into life at Denver South High School via conversations with administrators, teachers, as well as current Denver South parents and students. Get your questions answered about the culture, the curriculum, and the school.

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 - Community Service
 - Speech and Debate
 - Seal of Biliteracy
 - Gargoyle Newspaper
 - Rebel Report
 - Student Board of Ed
 - Student Senate
 - Unified Peer Assist
 - Dramatic Arts (5)
 - Band (10)
 - Choir (4)
 - Dance (4)
 - Fine Art (13)
 - JROTC
 - Yearbook
 - Work Study
 - Balarat
 - Cheerleading
 - Rising Rebels
 - S.A.L.T
 - DSF Future Center
 - Writing Center Tutor
 - Travel Abroad

South High School — Where the World Gathers to Excel





MERRILL MIDDLE SCHOOL



At Merrill Middle School, we always put students first by cultivating a safe and inclusive environment, by challenging students academically and supporting them holistically, and by promoting equity to ensure all students are prepared for success and joy in their futures.



PROSPECTIVE STUDENTS:

SHADOW AT MERRILL!

SHADOW ONE OF OUR AMAZING 6TH GRADE STUDENTS FOR A MORNING TO FIND OUT IF MERRILL IS A GOOD FIT FOR YOU. WE HAVE ADDED MORE DATES TO SHADOW IN OCTOBER, NOVEMBER, DECEMBER, AND JANUARY. [CLICK HERE TO SIGN UP TO SHADOW AT MERRILL!](#)

PARENT TOURS

MERRILL OFFERS PARENT TOURS EVERY WEDNESDAY FROM 8:30AM-9:30AM. THESE TOURS ARE LED BY CHRISTINA SYLVESTER, PRINCIPAL AT MERRILL MIDDLE SCHOOL. GET AN OVERVIEW OF OUR SCHOOL AND HEAR FROM OUR STUDENTS! [CLICK HERE TO SIGN UP FOR A TOUR.](#)

GT FAMILY NIGHT 6-7PM

PLEASE JOIN US ON THURSDAY, NOVEMBER 7TH FOR OUR ANNUAL GT BACK TO SCHOOL FAMILY NIGHT/ ALP. THIS IS AN OPPORTUNITY FOR FAMILIES OF PROSPECTIVE STUDENTS TO LEARN MORE ABOUT OUR GIFTED & TALENTED PROGRAM. YOU WILL BE ABLE TO SPEAK WITH FAMILIES OF CURRENT GT STUDENTS AND GET THEIR PROSPECTIVE ON OUR PROGRAM.

GT INFORMATIONAL NIGHT: DECEMBER 19TH

MORE DETAILS TO COME

Please feel free to reach out to us with any questions!
(720)424-0600



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If you need a helping hand please give me a call Tracy Seamans

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traceseamans444@gmail.com

References available upon request



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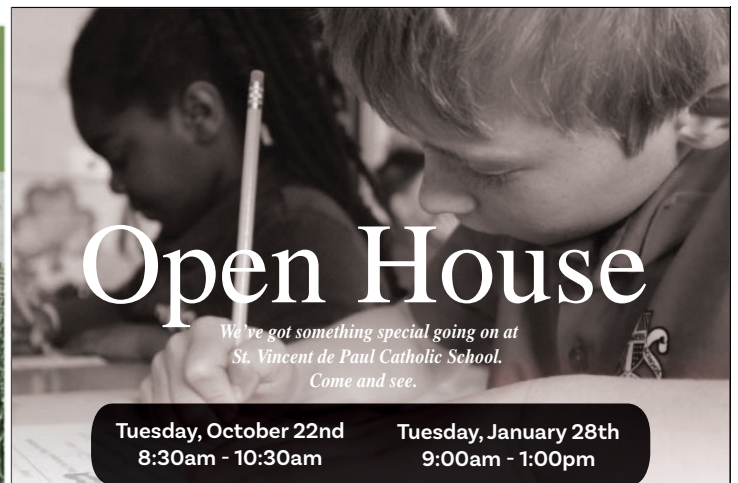
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Open House

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

Tuesday, October 22nd
8:30am - 10:30am

Tuesday, January 28th
9:00am - 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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Cory-Merrill Fall Real Estate Update



Hello Cory-Merrill!
 Fall Update
*By Holly Carpenter,
 Broker Associate &
 Kelli Williams
 LIV Sotheby's Inter-
 national Realty*

Fall is upon us and while the weather is cooling off, real estate opportunities for both buyers and sellers tend to heat up. Monthly market reports provided by LIV Sotheby's International Realty (LIV SIR), highlights the great results the 2019 summer season has provided and is continuing to maintain through September.

The Metro Denver area continues to rank as a top-performing region with important year-to-date performance indicators on the rise. As reported

for August, year-to-date 2019, compared to year-to-date 2018, Metro Denver saw a 4% increase in total sales volume, a 4% increase in the average list price, and a 3% increase in the average sold price. These are encouraging statistics for anyone considering listing their home for sale this fall. Longer days on the market (+30%) and a growing number of new listings (+5%) signify that potential buyers have more options to choose from and more time to make the best financial decision for them. Currently, the average amount of time a home in the Metro Denver area spends on the market is 30 days.

For buyers in the luxury sector of \$1,000,000 and above, there is an influx of inventory with a 17% increase in new listings year-to-date 2019 compared to 2018. This allows

for more options for buyers, met with an increase in average days on market for the luxury sector to 85 days in 2019. For sellers, looking at the last 12 months year over year there is an evident increase in performance with a 2% increase in the average sold price – while this increase isn't dramatic, it still shows an increase in price on average.

If you're considering a move and would like further insight, 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 Q3 Report (July-September)

Single Family Home Sales	2018	2019	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$473	\$455	-3.8%
Highest Price	\$1.750M	\$1.720M	-1.7%
Lowest Price	\$405K	\$418K	+3.2%
% Sold to List Price	97%	96%	-1.0%

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.



Hubbard Street Dance Chicago

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