



Cory Merrill Neighborhood Association Newsletter

FALL 2017

## Fall Dues Drive

**I**t is time for the Cory Merrill Neighborhood Association dues drive.

A \$25 donation to the association from each household is suggested.

The dues collected go toward the expenses of insurance for events, post office box rent, postage, newsletter printing, social activities, INC dues, signage and supplies.

Like last year, if \$40 or more is donated a green CMNA grocery tote will be hand delivered to the donor.

Donations can be mailed in the envelope provided or you can log onto our website (<http://www.corymerrill.org/membership/>) and contribute through PayPal.

Thank you for being such great neighbors and helping us to serve you!



## Neighborhood Meeting

Neighborhood Quarterly Meeting  
Wednesday, November 1, 2017  
6 p.m. – 7:30 p.m.

Speakers include the Denver Assessor,  
Community Resource Officer,  
City Councilman

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

## Cory Merrill Neighborhood Association Halloween Station

Corner of S. Clayton and Louisiana  
October 31, 6 p.m. – 8 p.m.

Come by, say hi to our board members, and receive a Great Harvest Bread Company Cookie and coupon for a free loaf of bread!

# Food Truck Nights In Cory Merrill

By Marti Freeman,  
CMNA President

**O**n the second and fourth Tuesdays throughout the summer months, the Cory Merrill Neighborhood Association, the Kirk of Bonnie Brae Church, and the Hand to Mouth Food Truck Organization hosted Neighborhood Food Truck Nights.

Each night, there were multiple savory food trucks, a sweet food truck, and a fashion truck. In addition, Ground Cover, a bluegrass band, and Cory-

Merrill resident, dad, and DJ, Chuck Woodford, provided music. For each event, The Kirk organized different ways that the community could give back. The church organized selling wine to support their non-profit organization. (Please see additional newsletter article with more details about the donations.)

All summer, the grounds of the Kirk Church were filled with good food, great music, and great conversation. If you loved these events and want to ensure that they continue to happen (and even become bigger and better!)

please consider joining and/or donating to the Cory Merrill Neighborhood Association.

A big thank you from the Cory Merrill Neighborhood Association to the Kirk of Bonnie Brae Church for opening their space, the Steele Street Preschool for allowing usage of their toys, Ground Cover and Chuck Woodford for providing music, Danielle Duffy for being the CMNA representative at most events, and all those neighbors that came out (even in some bad weather), and members of the CMNA board that helped in so many ways.

## South High School Fall Newsletter

**T**he Class of 2017 received three Boettcher recipients from South! South was honored to be the only school in the state that had three recipients.

Also, this fall, three of our teachers were recognized with the Teacher Boettcher Award. This prestigious award was recognized at a ceremony at the Botanical Gardens.

Congratulations to Jason Brookes, Ryan Marini and Andrea Griffin

The program allows each recipient of the 2017 Boettcher

Foundation Scholarship to acknowledge the teacher who has impacted him or her the most. At the event, each Boettcher Scholar will deliver remarks about his or her teacher, and each teacher will receive a \$1,000 grant from the foundation to be used toward an educational program or project to benefit students at his or her school.

Meredith Barrow, Jason Brookes, Keller MacLachlan, Cherry Ronolo-Valdez, Andrea Griffin, Anna Renkert, Ryan Marini and Jen Hanson

South's enrollment continues to climb as it is a reflection on more neighborhood and 'choice-in' students choosing South. South is one of the top two schools in DPS with the highest amount of choice-in students! Our neighborhood enrollment continues to climb too! South's rigorous academic standards, strong athletic program and strong activities has given fame to South's popularity in Denver and beyond!

Look at your book stores for a book coming out about South! Helen Thorpe, author has written a book about the uniqueness of our global community. It's expected to be on the shelves in November. Great things are expected to continue at South for the 2017-2018 school year. Stay tuned!

Come and see for yourself what South has to offer! We are hosting our annual SHOWCASE EVENT on Thursday, November 16th from 6-8 pm. This night is for all current 8th grade students and their parents. If you are an adult and want to hear about South, you are welcome to attend. Due to the high volume of current 8th grade students, this is only offered to current 8th grade students. It is a full night of information and you will hear from our administrators, our students, our parents and community members!



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# Save the Date for the Holiday Hayride Dec. 12



**C**ory Merrill's Annual Holiday Hayride, Sponsored by CMNA & Holly Carpenter, LIV Sotheby's Realty Benefiting No Kid Hungry, Colorado will take place Dec. 12 from 5 p.m. to 7 p.m. at the corner of Louisiana and 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!

## Friendly Halloween Reminders

Trick or Treating begins around dusk on Tuesday, October 31st! Please drive slowly through the neighborhood if you need to drive. If you are not home welcoming trick or treaters OR done answering your door for the evening, please turn off your porch lights.

# Cory Merrill Neighborhood Association 2016-2017 Board

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**Website –**  
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Krissa Murphy

**Newsletter –**  
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Christopher Olson  
James Jacobs  
Don A. Bailey  
Mallory Boyens

## Protect Home From Package Theft

**P**ackage theft isn't limited to the holidays—it's a year-round problem. To ensure packages are safely delivered to you and your loved ones, take the time to implement the home security tips discussed below. In addition, share them with your friends and family to ensure they, too, are protected against today's greedy package thieves.

1. Have packages delivered to where you are, not where you aren't. Your home is not the only place you can have your packages delivered. For example, if you work during the day, have items you order online delivered to your place of business instead of your home address.
2. Set up alternative delivery/pickup options through your local delivery services. Each delivery service offers alternative package delivery and pickup options to its local residents. This is true for both packages you mail to others and packages mailed to you.
3. Require a signature for packages you mail to family and friends. When mailing packages through your local post office or another delivery service, require the packages to be signed for when they are delivered. The small fee associated with this service is well worth the peace of mind you'll receive in knowing that your package will not fall prey to the hands of a thief.
4. Discourage thieves from targeting your resident with a few strategic home security devices. Many of the news reports on package theft are centered around home surveillance cameras that have caught these crimes on tape. As we have seen, many of these thieves have no problem stealing packages in broad daylight.
5. Keep an eye out for suspicious vehicles and people in your neighborhood. Putting a stop to package theft and residential burglaries is a team effort. Talk to your neighbors and encourage everyone to keep an eye out for unfamiliar vehicles and people in your neighborhood. If you notice a stranger walking or driving around your neighborhood, call the non-emergency number 720-913-2000 and provide a description of the vehicle and the person, including the license plate of the vehicle if possible. Recording the theft with the use of a cell phone or video camera can also be useful in bringing the criminal to justice.

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## What's Your Home Worth?

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**OCT. 2 – DEC. 8 | 8 AM TO 2 PM**

**CHERRY CREEK TRANSFER STATION**

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**HAVANA NURSERY**

10450 Smith Rd. (Just south of I-70 on Havana St.)

All leaves brought to Havana during the week must be in secured bags.

**WEEKEND DROP SITES | SATURDAYS & SUNDAYS**  
**NOV. 4 – 19 | 11 AM TO 3 PM**

**EAST | CRANMER PARK**

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**NORTH CENTRAL | BRUCE RANDOLPH HIGH SCHOOL**

E. 40th Ave. & Steele St.

**SOUTH CENTRAL | VETERANS PARK**

S. Vine St. & E. Iowa Ave.

**SOUTHEAST | CHERRY CREEK TRANSFER STATION**

7301 E. Jewell Ave. (Quebec St. & Cherry Creek Dr. South)

**SOUTHWEST | KENNEDY HIGH SCHOOL**

Newland St. & Brown Pl.

**WEST | SLOAN'S LAKE PARK**

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## Message from City Councilman Paul Kashmann, District 6

Since neighborhood resident Sam Powell got my attention in late 2015, I have been working to improve Denver's pedestrian infrastructure, to increase safety and mobility options for all Denverites. As Chairman of City Council's Sidewalks Working Group I have been part of the discussion that has led to new policies and funding for sidewalk construction and repair, and have been pushing for creation of a standard package to increase pedestrian safety around elementary schools.

Well, I'm happy to say there is good news for Cory-Merrill



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families. I was pleased to tell a rowdy crowd of parents, kids and educators at Cory Elementary's recent Walk to School Day celebration that the city's 2018 budget includes about \$350,000 for a Safe Routes To School Plan for the Cory community. Traffic engineers will look at Steele St., Florida Ave. and Iowa Ave. to craft a plan for safer passage to the school for kids and families and begin construction of needed improvements. Sidewalks, crosswalks, bike lanes, signage and other tools may be part of the final package. While the formal design effort cannot begin until the budget is passed by Council in the coming weeks and a dedicated project manager can be assigned, our district traffic engineer is working right now to gather data on traffic counts, pedestrian crossing numbers, etc. I plan a significant involvement of neighborhood residents in the planning effort.

My sincere thanks to Mrs. Powell and the many other Cory-Merrill parents that have been raising their voices loudly and clearly to let city agencies know the importance of the work that will be getting under way soon. This has been the epitome of a community-driven effort, and I couldn't be more proud to represent you on City Council.

In a related effort, just to your north we're also working on traffic-calming measures along Bonnie Brae Blvd., between Mississippi Ave. and University Blvd. This wide, curving roadway leads to speeding traffic and difficult crossings to the north and south reaches of the Bonnie Brae neighborhood. Denver Public Works has done initial drawings of potential changes, and we'll be working with the neighborhood association and community residents to determine a path forward.

The Nov. 7 GO Bond questions (seven separate ordinances proposing investments in Safety, Transportation/Mobility, Arts & Culture, City Facilities, Denver Health, Libraries and Parks & Recreation) will ask voters to approve the issuance of bonds that will finance hundreds of construction and maintenance projects across the city. For information, visit [www.denvergov.org/2017GObond](http://www.denvergov.org/2017GObond).

Paul



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# Mrs. McGubbin Celebrates 100th Birthday November 29th

By Gabi Freeman

Rosemary McGibbon was born on Thanksgiving Day in 1917 in Nebraska. She moved with her family to Colorado in 1924. She moved into a house across the street from South High School in 1933. She loved being able to walk across the street to high school, she graduated in 1936. While at South High School she participated in the Pep Club, the Rifle Club and the French Club. Rosemary attended Denver University and graduated in 1940 with a journalism degree. While at DU she worked on the school newspaper with editors John Love (who later became CO Governor) and Herrick Roth (who went on to serve in both houses of the Colorado State legislature). Rosemary met Kenneth, at a Sorority dance, and later got married.

Rosemary and Kenneth bought a empty lot on South Milwaukee street and since Kenneth was a architect, he designed the home she has lived in since 1948. Together they raised two children, a son and a daughter. Their son Ken, entered the first grade the year Cory Elementary opened. Rosemary stayed home and cared for their children and enjoyed cooking. Rosemary and her husband are charter members of the Kirk of Bonnie Brae Church and were very active members.

Rosemary says one of her greatest joys is painting. Her comfortable home is filled with many of her own paintings and some done by her husband. Over the years, she has entered several art shows and has won several prizes. Rosemary has two granddaughters and two great grandchildren. She is thankful that her family visits often and helps care for her. She also appreciates the "little Help" volunteers who visit her and occasionally take her places. Recently her daughter helped her make a pumpkin pie that she likes to eat with ice cream.

Gabi Freeman, 8 years old who lives in our neighborhood, interviewed Rosemary McGibbon, to celebrate her 100th birthday next month.



**Mrs. McGibbon with Writer Gabi Freeman**

Mrs. McGibbon is a very sweet lady. Her favorite animals are cats and dogs. Her favorite color is blue. She is very surprised that she will be 100 years old. She loves desserts, especially pies and hopes to get some on her birthday. Her favorite thing to do at home is think of all the vacations she has gone on. She loves to listen to classical music late at night on channel 8. Her favorite movie is *Gone With The Wind*. She is not a very big reader but she does like to write poetry- she loves the rhyming and "funniness" of it. Mrs. McGibbon does not have any pets right now, they are too much work for a lady almost 100. These days she loves to be indoors, but used to love being outdoors. Her favorite thing about Colorado is the climate. Her favorite season is Summer because she loves the grass and flowers. When Mrs. McGibbon moved into her house she said the other houses around her were all small, like hers; two bedrooms and no basements. Mrs. McGibbon had a big party on her 98th birthday and only wants lots of cards for her 100th birth-

day and maybe go out to dinner with her family. She still cooks her own dinner every night. She loves the Broncos and that is the only sport she will ever watch. She thinks the most comfortable seat is her couch. She had one brother named Newton and he passed away. She loved going to school. When she went to college, she thought she would be a kindergarten or first grade teacher, but one of her professors told her to go into journalism since she was married. It was difficult then for married women to get jobs in teaching, it was easier if you were a single woman. She has been painting for 58 years and loves it. She was married to her husband Kenneth for 66 and half years, and has been a widow for 10 years.

Mrs. McGibbon is a very special, sweet, kind and nice lady and I hope she has a really great birthday!

If you would like to send Mrs. McGibbon a birthday card, please sent it to: Rosemary McGibbon c/o CMNA P.O. Box 101713 Denver, CO 80210



# Cory Merrill Real Estate Update

Hello Cory-Merrill! A managing broker at our firm, Steve Blank, is a guru on market analysis and I thought I'd share a recent article of his that speaks to "the bubble question." Here's Steve's article (in part) –

Denver has been a primary city leading the nation past the recession years (2008-2011). Since 2012, Denver experienced annual price appreciation between 9.5% and 11% and could likely end up near 10% in 2017.



Let's look at why some cities "bubbled and then burst" nearly ten years ago. Many prospective homebuyers and sellers ask their Realtor if Denver is possibly entering a "bubble" phase. It's not unreasonable to wonder (when things are good) if the market might be headed south.

The answer is that it's highly improbable for Denver! The "bubble to burst" cities like Las Vegas, Phoenix and Miami, were experiencing annual price appreciation of anywhere from 20% – 35% for several years before 2008. New home and condo construction development were built at rapid rates as those areas became quickly "over-built". Denver is building at about half the pace of 2005 when 20,000 new homes were built compared to 11,000 in 2016, which is not meeting current demand. Apartment construction has begun to meet demand, but will likely level off soon. In many metro areas, price appreciation will continue as the principle of supply and demand.

Another major reason our country experienced the recession was due to graft and greed of our nation's financial institutions that provided mortgage loans to any borrower who could sign their name to a 95% – 100% mortgage. That system no longer exists and loans

are now being originated to actual credit-worthy buyers. Rising prices and low housing supply are a challenge to home affordability. Conversely, driving forces such as low interest rates, low unemployment (4.1% nationally and 2-3% in CO), with strong job creation and salary growth, will continue to provide market balance.

Now that fall is here, we see more homes coming on the market, providing better selection and less seasonal buyer competition. First time buyers and potential move-up buyers can experience

wealth-building benefits of homeownership before it becomes more difficult. For the complete article, please visit [www.coloradorealestatediary.com](http://www.coloradorealestatediary.com)

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](mailto:holly.carpenter@sothebysrealty.com).

CORY MERRILL REAL ESTATE ~ 3 <sup>rd</sup> Quarter 2017 (July-Sept)			
Single Family Home Sales	Q3 2016	Q3 2017	% Change
Avg Price Per Sq Ft (Above Ground)	\$410	\$460	12%
Highest Price	\$1,435,000	\$1,615,000	12.5%
Lowest Price	\$460,000	\$410,000	
% Sold to List Price	96%	95%	-1%

This representation is based in whole or in part on data supplied by REColorado. 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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# Food Truck Night Success, Benefits Several Organizations

Dear Cory-Merrill Neighbors,

Food Truck Nights 2017 was a great success. We had such a good time hosting all of you and so enjoyed getting to know our neighbors each week.

Beyond the good food, desserts and fashion we thank all of you that participated in our weekly Neighbors in Need donations.

Due to your generosity:

- \* we raised \$150 for Hurricane Relief
- \*Collected non-perishable foods for Metro Car-ing
- \*Provided School Supplies ranging from

notebooks to backpacks to La Academia at the Denver Inner City Parish

\*Made donations of diapers and assorted baby items for Family Promise (who provides housing for homeless families)

\*W we signed several of you up for our blood drive on October 22!

Beyond this our beer and wine sales contributed to our 2017 Capital Campaign.

On October 29, the Kirk of Bonnie Brae UCC will be celebrating our 70th year as a church in this place. We are proud to be a part of this neighborhood and look forward to the next 70 years and a lot more food truck nights!

*Rev. Selena Wright*

## *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 \$976,500 | Represented Seller



1355 S. SAINT PAUL STREET  
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1327 S. SAINT PAUL STREET  
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- Learn About Health
- Walk & Get Fit With Doctors
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Saturday, September 9<sup>th</sup> 8am  
**Bible Park**  
 Off of Yale Between Monaco and Quebec in Denver  
 Meet near the Baseball Diamond  
**TOPIC: Pulmonary Fibrosis**

Saturday, October 14<sup>th</sup> 8am  
**Crestmoor Park**  
 Off of S. Locust and Cedar (Near Alameda) in Denver  
 Meet near the Tennis Courts  
**TOPIC: Hypertension**

Saturday, November 4<sup>th</sup> 8am  
**Bible Park**  
 Off of Yale Between Monaco and Quebec in Denver  
 Meet near the Baseball Diamond  
**TOPIC: Atrial Fibrillation**

Saturday, December 2<sup>nd</sup> 8am  
**Crestmoor Park**  
 Off of S. Locust and Cedar (Near Alameda) in Denver  
 Meet near the Tennis Courts  
**TOPIC: Smart Holiday Eating**



## Spot a coyote on your evening stroll?

From the Denver Post, September 6, 2017.

Denverites out and about in the evenings shouldn't be surprised if they spot a coyote or two enjoying the golden hour, too.

Coyote sightings are frequent around town, particularly at dawn and dusk, said Vicki Vargas-Madrid, a wildlife ecologist with Denver Parks and Recreation. But joggers and pet owners should show no fear: coyotes can be kept at bay with some good old screaming and shouting. Turns out, they're just as afraid of us as we are of them.

"If they do encounter a coyote walking on a trail, raise hands and yell, and make noises to make them want to leave," Vargas-Madrid said. "Instill natural fear in them."

Reports of missing cats blamed on the urban carnivores have started popping up on neighborhood social media sites. And the city gets calls about people seeing coyotes frequently, typically every other day, Vargas-Madrid said.

The best way to remain safe in the presence of a coyote is to scare it off, by yelling and throwing things. Coyotes don't tend to be a threat to human safety, but they can target animals. To protect pets, it's best to keep animals on leashes while out walking and indoors at night.

Coyotes are most active during mating season, in the spring. By summer and fall, the animals tend to be raising their young, and so are more likely to be traveling in packs.



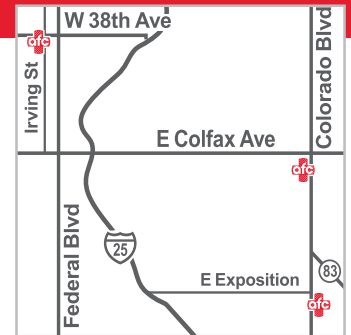
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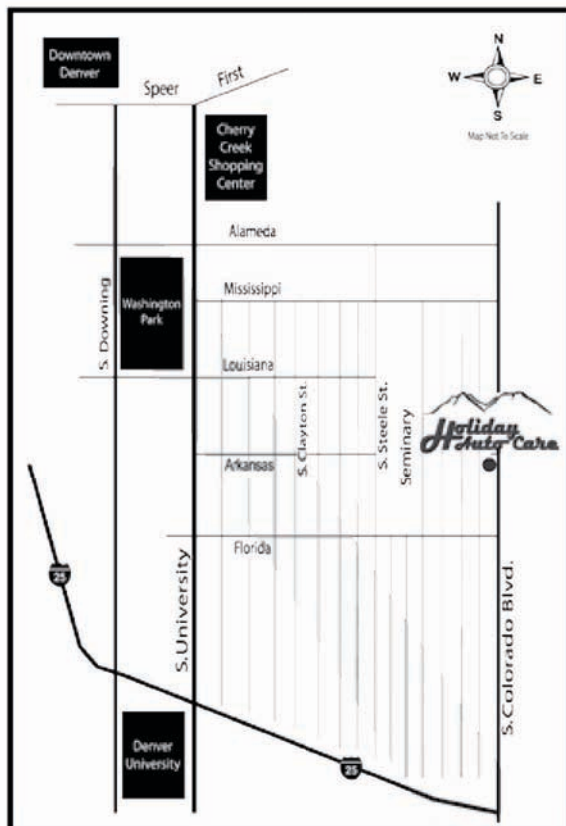
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