



Cory Merrill Neighborhood Association Newsletter

WINTER 2020

Thank You to Everyone who Donated to the Fall Cory Merrill Neighborhood Association Dues Drive

At this time, we have had 113 households donate to our Annual Dues Drive. The dues collected so far this year total \$3550.00. The dues collected allow us to continue to provide events in our neighborhood like the Winter Hay Ride, the Halloween Event, the quarterly meetings and the Food Truck Nights, as well as cover our operating expenses.

There are over 2200 homes located in the CMNA boundaries. We have one of the most active Neighborhood Associations in Denver. Our neighborhood

consists of single-family houses, rental units, townhouses, businesses, restaurants and several schools.

The CMNA produces a newsletter quarterly, which is hand delivered to your door by more than a dozen volunteers.

Our board is all voluntary and includes about a dozen members. Many of our quarterly meetings are attended by 50 or more people, and the board organizes various speakers about relevant topics.

If you would like to join our Board please email CMNA@CoryMerrill.org.

There is still time to donate to our Fall Dues Drive. Please mail it to P.O. BOX 101713, Denver, CO 80210 or donate thru the PayPal button on our website CoryMerrill.org.

Thank you and we wish you a very healthy, happy, and peaceful 2020!

Blood Drives are at the Kirk of Bonnie Brae

1201 S. Steele St.) from 9 a.m. - 1 p.m.
You can schedule an appointment at vitalant.org or calling 877-25-VITAL and we usually have room for drop-ins.

February 23

April 19

October 11

December 12

Feb. 5 CMNA Neighborhood Meeting

Representatives will join us from the following offices:

Paul Kashmann,
Denver City Council, District 6
Denver District Attorney's Office
Denver Dept of Transportation and Infrastructure (discussing the sidewalk project and changes to the scooter-share program)
Denver Asset Building Coalition
Plus others!

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

News From Denver South High

Denver South High School has much to be thankful for as we head into the end of 2019. Between capturing the District Title in Girls Softball for the first time in years, sending several young men to the State Tournament in Tennis, sending Girls Gymnastics off to compete at the state level, or cheerleaders earning their spot to compete nationally for the second year running, quality athleticism abounded. Athletes were not alone in their success, they were joined by their musically inclined counterparts. The 20 member Drum Line competed at the state level, the Jazz Band performed on KUVU, and the number of Denver South students lining the Citywide Orchestra roster is amazing.

The fall production of *Our Town* took over the stage and the Spoken Word piece performed by the Dance Program at the school-wide assembly was breathtaking. Several Citywide Choir participants from Denver South High School joined other DPS choral students in filling the DU Newman Center with song and the Fine Arts department

is gearing up for its Winter Exhibition, opening this week and culminating in a reception on December 12th, the night of the holiday choral program.

Clubs and school activities at Denver South, diverse and inclusive, now include a Mountain Biking Team, sending two athletes on to state competition, a Climbing Team gearing up for another great season with students competing at the State level, Speech & Debate students participating in competitions throughout the semester and



the JROTC representing Denver South at the National Medal of Honor Event and Veterans Day Parade.

Not to be omitted from the lineup of success, thirty Denver South High School faculty members and special service providers were recognized as Distinguished Educators, others presented at national conferences, hosted authors, artists, and career speakers. Faculty members secured mobile art exhibits, musicians, exposure to Monet and “Le Barbier de Seville,” college visits, meetings with Marshall Fund Memorial Fellows and the State Department’s Bureau of Educational and Cultural Affairs, among other fantastic opportunities for students to grow.

Our parent community has rallied around our students, with the PTSA raising funds to renovate the Counseling Center, fuel the in-house grant program allowing teachers to narrow the “opportunity gap,” help families meet their basic needs or just learn about raising teenagers in the 21st century, whether from around the world, across the city, or down the street.

Fall community offerings at Denver South High School included: a Social Emotional Resource Fair, a screening of *Screenagers: The Next Chapter*, a youth Diversity Conference recognizing Indigenous Day, Rebel Days with Asset Education, and Rebel Weeks, facilitating school-wide discussions on inclusion, caring for our fellow humans, and community service.

Raising teenagers requires a touch from all components in a student’s life: family, school, and community. It takes a concerted effort to create the populace that we hope to bring us into the next century. Denver South High School is a comprehensive high school aspiring to do just that by allowing students to explore their interests in any number of areas and to be guided by knowledge, curiosity, and empathy, in order to become informed citizens in the Denver community.

Cory-Merrill Holiday Event Supports
No Kid Hungry Colorado

Thanks to the Cory-Merrill residents who participated in the 6th annual holiday hayride in support of No Kid Hungry, Colorado. With the donations of our sponsors and residents, we helped No Kid Hungry / Cooking Matters Denver raise over \$62,000 on Colorado Gives Day—that’s more than 41,000 nutritious meals for thousands of Colorado kids. Our hayride raised money to provide groceries and a six-week critical nutrition course to 19 families! Visit coryhayride.com to learn more about this event or give me a call. ~Holly Carpenter, LIV Sotheby’s Realty (303) 589-7449.



Thank you sponsors!



Photo (left to right)
Christine & Merle Atkinson, Columbine Mortgage,
Holly Carpenter & Lindsay Coe, LIV Sotheby's Realty

Campus Lounge to Reopen in January

Although it has been an interesting time for the old Campus Lounge ever since long-time owner Jim Wiste sold the neighborhood establishment in 2016, your new Campus Lounge is set to re-open in January of this year.

The owners of the highly successful Recess Beer Garden in the Denver Highlands are determined to make the new Lounge as inviting, fun, and enjoyable as the place you remember. Co-owners Owen Olson, William Frankland, and partners, many of whom grew up in the neighborhood and attended South High, have created a concept, somewhat like a true inexpensive steakhouse, with similarly inexpensive beer and drinks. There will be games, lots of TV's, daily food specials and salad bar, plus a local vibe that will keep you coming in to meet friends and family.

Campus Lounge will re-open to the public on Wednesday,

January 29th. We look forward to seeing you at the old, but new, Campus Lounge at the corner of University and Exposition. (The famous sign on the corner hasn't changed, by the way).

Upcoming Denver South Events

Please join us!

February 14- 5:30-7:00 Pack-The-House Boys and Girls Basketball Game in the main Gym

March 19,20,21- 7:00 Denver South High Production of Mama Mia in the auditorium

March 22 - 2:00 Denver South High Production of Mama Mia in the auditorium



GET YOUR FLU SHOT TODAY!

A map showing the locations of American Family Care clinics. It includes Irving St, W 38th Ave, E Colfax Ave, Colorado Blvd, and S Monaco Pkwy. The 'afc' logo is placed at the intersection of Colorado Blvd and E Colfax Ave.

Cherry Creek
Phone: 303-692-8000
760 S. Colorado Blvd Denver, CO 80246

Park Hill
Phone: 303-639-1000
1295 Colorado Blvd. Denver, CO 80206

Denver Highlands



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am your girl!*

*I have lived in Denver for 16 years and call it home. I
am extremely reliable, trustworthy, common sensical,
loving and experienced.*

*I was raised with cats, dogs, guinea pigs, fish, gerbils,
birds and rabbits.*

*If you need a helping hand please give me a call
Tracy Seaman*

720.308.8155

traceseaman444@gmail.com

References available upon request

3rd Annual Cory-Merrill Neighborhood Yard Sale

Hosted by the CMNA and Scott Rodgers at eXp Realty

Saturday, May 16th and Sunday, May 17th

Register your sale today at www.CoryMerrill.org

Spring cleaning time is here and the annual Cory-Merrill & Bonnie Brae Neighborhood Yard Sale presents you with a great opportunity to clear out your stuff, keep you motivated to get it done, meet your neighbors, and generate extra cash!

Here's how it works: Each home hosts their own yard sale at the time of their choosing (for a garage sale, place a sign in your front yard directing shoppers to your garage via the alley).

Yard sales are typically active 8am to 3-5pm each day, but you control your schedule. Scott Rodgers with eXp Realty is our organizing sponsor and, in addition to marketing online, will place dozens of signs around the neighborhood to promote our sales.

Please visit www.CoryMerrill.org to register and for more information. Scott Rodgers (303-242-8831) is available to answer any questions you may have. We hope to see you on our list of participating homes this year.

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Scott Rodgers

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Jenine Mathias
Danielle Duffy

Newsletter –
John Reynolds
(Advertising)

Members At Large:
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James Jacobs
Don Bailey

Contact Us:
www.corymerrill.org
CMNA P.O. Box 101713
Denver, CO 80210
e-mail: CMNA@CoryMerrill

Letter From the President

Neighbors,

On behalf of the CMNA Board, we hope you all had a healthy and enjoyable holiday season and 2020 has started even better than you imagined! As we head into the new year and new decade, we are excited to continue our journey toward building a strong and welcoming community in Cory Merrill with you.

CMNA has another great year of events planned, starting with the first of our quarterly neighborhood meetings on Wednesday, February 5th, where an informative lineup of speakers will address the group, including representatives of the newly created Department of Transportation and Infrastructure, to update us on the sidewalk project in our neighborhood and upcoming changes to Denver's B-Cycle and scooter share programs. Please join us!

In addition, we'll hold the 3rd annual community yard sale in May (16th and 17th) and the Food Trucks will be back this summer, for one Tuesday per month, instead of two. Stay tuned for additional information on these events (and others later this year) and check-in regularly with www.cory-merrill.org.

We would also like to take a moment to acknowledge all of our neighborhood volunteers who help make these events happen – while it would be impossible to name everyone in this letter, please know that your contributions are greatly appreciated and Cory Merrill is a wonderful place because of neighbors like you. Special recognition is also warranted to the team of newsletter deliverers, who brave the elements each quarter to help pass out the newsletters to each of the 2200 homes in Cory Merrill to keep each of us in the know. Thanks to each of you!

Happy new year and see you around the neighborhood.

Regards

Dennis Robinson, CMNA Board President

Gun Violence and Denver Youth

by Denver City Councilman Paul Kashmann

The youth of Denver are being affected by gun violence in increasing numbers. An average of 700 Denverites under the age of 25 are impacted by gun violence each year. This number breaks down to 13 deaths, 69 emergency visits and hospitalizations and 616 victims of gun-related robberies, assaults and other crimes. Those youth using guns to attempt suicide are unfortunately successful in far greater numbers than those employing other means. And these numbers do not include the indirect effect on other youth, their families and their communities.

To address this issue with positive outcome will take a broad-based approach including public education, increased services to youth and families and effective enforcement by our law-enforcement agencies.

Mayor Hancock convened the Mayor’s Youth Violence Prevention Action Table in early December, led by City Attorney Kristin Bronson, bringing together the leadership of city agencies, representatives from child welfare, juvenile and adult criminal justice agencies and law enforcement with the goal of improving internal systems alignment and communications to reduce redundancies and inefficiencies in service delivery and create a comprehensive Youth Violence Prevention Plan for Denver. As the process moves forward, members of the community – including youth – will be brought into the discussion to provide their valuable insight.

Our youth should be working with other youth to create the city that serves the interests of all its residents. Instead, we are seeing in increasing numbers youth committing violent acts on other youth -sometimes lethal, with increasing frequency. While gang activity is a constant element with which to be reckoned, social media banter often turns to threats that play out with extreme retribution off-line.

I believe the increase in violence in our city is a canary-in-the-coal-mine warning of increasing hopelessness throughout the fabric of our community. We must do whatever we can to increase the career and earning potential for youth from every zip code, increase the availability of social services for youth and families in crisis, and increase the inventory of affordable housing – especially in the for-sale sector, as a way of wealth building for those at the lower end of our economic spectrum.

We also need to encourage those who own firearms legally to keep them secured in their home. Moms Demand Action, an advocacy group for gun safety, have provided free gun locks available from police stations around the city. Law enforcement agencies are also urging gun owners to never leave their weapons in their motor vehicles, as there is mounting evidence that many weapons ending up in the hands of criminals have come from auto thefts and break-ins.

As Chairman of City Council’s Safety Committee, I have asked Denver’s Department of Safety, the Denver District Attorney and others to present on the topic of youth and gun violence at our January 29 Safety Committee Meeting, 10a.m.-noon, in room 391 of the City and County Building, 1437 Bannock St. If you cannot attend, it is telecast live on Channel 8, and available to stream at any time 24 hours later.

Thank You to Tom at Weaver Automotive
for sponsoring the Santa at the Holiday Event and for allowing us the space to hold this fun Event!



Saturday, January 11th 8am
Bible Park
Off of Yale Between Monaco and Quebec in Denver
Meet near the Baseball Diamond

TOPIC: Hypertension: What’s New?

Saturday, February 1st 8am
Crestmoor Park
Off of S. Locust and Cedar (Near Alameda) in Denver
Meet near the Tennis Courts

TOPIC: Congestive Heart Failure

Saturday, March 7th 8am
Bible Park
Off of Yale Between Monaco and Quebec in Denver
Meet near the Baseball Diamond

TOPIC: Lung Cancer Screening

Saturday, April 11th 8am
Crestmoor Park
Off of S. Locust and Cedar (Near Alameda) in Denver
Meet near the Tennis Courts

TOPIC: Bypass, Stents, Or Statins?

MEET NEW PEOPLE • LEARN ABOUT HEALTH • WALK AND GET FIT WITH DOCTORS



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BE A GREAT NEIGHBOR

Everyone enjoys safe, clear sidewalks -- whether you are walking, rolling, delivering mail, or pushing a stroller. Shovel all sidewalks and wheelchair ramps around your home as soon as it's practical and safe. When snow isn't shoveled, it gets packed down and becomes ice.

Tips:

- > Use the shovel to push the snow; don't lift it.
- > Shovel into your yard, so the snow plow doesn't push it back onto your sidewalk.
- > Show kindness and offer to help your neighbors if they aren't able to shovel.

Learn more at DenverGov.org/Snow



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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*Represented the buyer | **Co-Listed with Casey Perry. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. Each office is independently owned and operated.

Ask a Financial Advisor

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

An HSA is a savings account for people who are enrolled in high-deductible health plans. They are so much more. If you really think about it, an HSA is a retirement account too! Here are some key points about HSAs that you should know.

Contribution limits - The limit for 2019 is \$3,500 per person, and \$7,000 for families, with additional contribution options for catch-up contributions, minimum deductibles, and maximum out-of-pocket amounts. The limit for 2020 is \$3,550 per person, and \$7,100 for families, with additional contribution options for catch-up contributions, minimum deductibles, and maximum out-of-pocket amounts.

The fear of rising health care costs eating away at retirement savings has never been greater. In 2017, estimated health care expenses for retirees had risen to an average of \$275,000 per couple. This average is expected to continue to grow, and it doesn't even include long-term care expenses.

Most People are HSA-eligible. If you are enrolled in a high-deductible health care plan, then you are eligible to open an HSA.

These days, most health care plans are high-deductible, otherwise, you're paying a hefty premium. Typical plans nowadays have a lower monthly premium with higher out-of-pocket expenses. In 2019, the IRS defines High deductible as any plan with a deductible of at least \$1,350 for an individual or \$2,700 for a family.

Money contributed can be used tax-free. What sets an HSA account apart from a regular savings account is that an HSA is a tax-advantaged medical savings account. What does this mean? You can use HSA funds to pay for deductibles, copays, and other qualified health care expenses—without having to pay federal income taxes.

Lastly, once you turn 65, the benefits get better. All HSA distributions after age 65 are penalty-free, even if the funds are not used for qualified health expenses. However, if you take a distribution that is not used for qualified medical expenses, it will be taxable. It's essentially the same as having an Sounds good, but I have a 401(k)...

It works with a 401(k) too! Remember, the balance rolls over from year to year. That means the savings potential in these accounts is a whole lot AND this is in addition to any maximum you may have already met (or saved) in your 401(k) or IRA

contributions. In fact, CNN Money reported that if a person contributes the max allowed for 40 years (without using any of it for actual health care costs), they could save anywhere from \$360,000 to \$1.1 million, depending on the rate of return. 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. Please submit your questions for future editions to "Ask an Advisor" to dean@cooney-associates.com

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Broker Associate

www.CoryMerrill.com

CMNA Board Member Since 2013
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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.

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WHAT CLIENTS ARE SAYING: "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 <https://www.thepeak.com/testimonials/>



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Be a Great Neighbor - Keep Sidewalks Safe

Everyone enjoys safe, clear sidewalks – and it’s everyone’s responsibility to keep the sidewalks adjacent to their home or business clear and accessible. Shovel all sidewalks, wheelchair ramps, and bus stops around your home as soon as it’s practical and safe. Businesses have 4 hours after the snow stops to shovel, and residents have 24 hours. (RTD only shovels bus stops that have a shelter. If it’s just a sign with no shelter, the resident/business is responsible for this sidewalk.)

Show kindness and offer to help your neighbors if they

aren’t able to shovel! Neighbors helping neighbors is one of the things that makes Denver great. You can volunteer to be an official “snow angel” at denvergov.org/snowangels or just do a #NeighborCheck. There are all sorts of reasons why people may need assistance, or they may just not know what the city’s rules are for keeping sidewalks clear. A simple conversation with a neighbor or just lending that helping hand will almost always resolve a snowy sidewalk faster than the city can, and it will preserve city resources for the rest of Denver’s 3,000 miles of sidewalks.



If You Aren’t at Your Last Job . . . Why Is Your 401(k)?

At Edward Jones, we can explain options for your 401(k), including leaving the money in your former employer’s plan, moving it to your new employer’s plan, rolling it over to an Individual Retirement Account (IRA) or cashing out the account subject to tax consequences.

To learn more, call today.



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Financial Advisor

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Tips:

- Use the shovel to push the snow; don’t lift it.
- Shovel early! When snow isn’t shoveled, it gets packed down and becomes ice. Shoveling all the way to the pavement will also prevent ice from forming.
- Shovel into your yard, so the snow plow doesn’t push it back onto your sidewalk.
- Shovel away from roadways and bike lanes, so plows don’t push the snow back onto your sidewalks.
- Salt can be damaging when it runs off into your lawn or the storm sewer with the snowmelt. Look for ecofriendly and pet-safe deicers.
- Be proactive and come up with a plan for addressing sidewalks now, before it’s snowing.
- Learn more at www.denvergov.org/Snow.

Cory-Merrill Fall Real Estate Update



Real Estate Resolutions: Tips to Help Your Home Sell in 2020

By Holly Carpenter, Broker Associate & Amanda Molitor
LIV Sotheby's Inter-

national Realty
www.CoryMerrillExpert.com

Happy New Year Cory-Merrill!

Now that the holidays are behind us, buyers are getting serious about making a move. If you plan to sell in 2020, start prepping your home now. Our “spring market” be-

gins to materialize as early as January. Here are a few tips to get you started.

First, finally get around to that “honey-do” list. This is the time to make the repairs and finish the tasks that will make your house shine. The goal is to make your home as move-in ready as possible.

Next, start packing :). Decluttering is necessary to entice potential buyers. Start by clearing knick-knacks off countertops and storing any extra furniture that makes a room seem tight. Removing your personal photos is also recommended so potential buyers can easily imagine themselves living in the home.

If your house is vacant, professional staging is critical to getting top dollar for your home. Prospective buyers need to see how furniture will function

in the main living areas.

Most importantly, have an experienced real estate agent tour your home and create a list of action items to tackle that will give you the biggest ROI when selling your home.

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 Year-End (Jan-Dec)

Single Family Home Sales	2018	2019	Percent Change
Avg Price Per Sq Ft (Above Ground)	\$466	\$469	+0.6%
Highest Price	\$1.750M	\$1.800M	+2.9%
Lowest Price	\$360K	\$370K	+2.8%
% 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.



FEATURED BUSINESS

Holiday Auto Care

MARK COPELAND, OWNER OF HOLIDAY AUTO CARE, was born and raised in Denver and graduated from Arapahoe High School in 1975. He lettered in ice hockey his junior and senior years and lettered in baseball his senior year.

After graduation, he immediately went to work for his father who owned Tech Center 66 until 1999. Their shop was located in the heart of the Denver Tech Center at Belleview and I-25. They lost their lease in 1999 and fortunately, Mark went to work for Mr. Dick Oneslager at the Amoco Station on Arapahoe Road and I-25. This was a valuable learning experience as it was one of the busiest, full-service stations in the Denver Metro Area.

Mark met his wife, Susan, that year and together, they raised 5 children in a blended family. They are happy to say that all of their children are doing well in their young lives. Mark and Susan are very proud of their 6 grandchildren who, continue to entertain them daily.

Good fortune was in Mark's favor in 2004, as he was able to purchase their current location, Holiday Auto Care, located on South Colorado Boulevard and Arkansas. His business and University Hills Conoco are the only two surviving, full-service operations on the entire Colorado Boulevard corridor.

Maintaining a focus on the necessities of good customer service has allowed their business to grow and flourish. They continue to evolve by staying current on their customers' needs, such as installing new fuel dispensers and rebranding to Mobile-Exxon in 2016.

Their well-trained master technicians continue to add new diagnostic equipment in order to offer high quality maintenance and repairs.

Holiday Auto Care strives to provide a memorable experience for their loyal customers.

Customer satisfaction, professionalism, courtesy and a neat appearance continue to be their main focus.

Mark and his team at Holiday Auto Care thank you for your patronage.

Holiday Auto Care employs Master Certified technicians and is a Top Shop award winner by AAA Colorado. They continue to be an A+ rated business by the Denver BBB.



1465 S Colorado Boulevard, Denver, CO 80222 303-758-9222 holidayautocare.com