

# The Montclarian

Founded 1907

Denver, CO

2nd Quarter 2013

[www.HistoricMontclair.org](http://www.HistoricMontclair.org)

[info@HistoricMontclair.org](mailto:info@HistoricMontclair.org)

## Celebrate July 4th in Montclair Park with HMCAI

The Board of Historic Montclair Community Association, Inc. is proud to host the annual July 4th picnic. We are pleased that this long-standing tradition continues, but we need volunteers to help with the event. See the President's Note (Page 3) for details.

**WHEN:** Thursday, July 4th. Montclair Park

**TIME:** The Picnic starts promptly at 10:30 a.m. Our wonderful Dixieland Express jazz band will be playing all our festive favorites from 10:30 a.m. to 1:30 p.m.

**WHAT:** The festivities include the Annual Bike Parade, games, the live band, a fire truck and food for all.

**PIX:** As in prior years, the picnic will feature proving photographers who will post photos on the HMCAI website after the event. ([www.historicmontclair.org](http://www.historicmontclair.org)).

**BRING:** A blanket and beverages for the family. It will be hot, and you may be very busy – playing games, visiting the fire truck, etc. – bring more than you think you need! Reusable containers are encouraged, as trash facilities are minimal. (And we all want to make an effort to be “green.”)

### EVENT SCHEDULE:

- 10:30 a.m.: Band arrives; music starts
- 11:00 a.m.: Bike parade for the little ones (ages 0-5)
- 11:15 a.m.: Bike parade for the bigger ones (ages 6-12)
- 11:30 a.m.: Food service begins
- 12:30 p.m.: Games begin/fire truck arrives
- 2:00 p.m.: Picnic ends

**BIKE PARADE RULES:** The Bike Parade is in two heats: one for children 0-5 and one for children 6-12. For everyone's safety, please have your child participate only with the applicable age group. Parents are welcome to push/pull their smaller children as needed. Prizes will be awarded for uniquely decorated bikes!!!! (No motorized vehicles, please.)

*Continued on Page 9*



## Summer in the Garden

*By Gail Barry*

As is often the case in Colorado, this spring has been challenging with late frosts and periods of warm and cold weather. Now we can rely on consistently warmer weather though plant development seems to be a little behind because of the late frosts.

The current drought condition allows us to water for two days a week before 10 am and after 6 pm. Odd numbers may water Wednesdays and Saturdays, even numbers Thursdays and Sundays. While this situation could change you should plan accordingly. Amending your soil so it can absorb and hold more water and mulching your beds will be even more important than usual to conserve moisture. For many plants a two-day watering regimen may be beneficial. If the water is applied in successive periods, allowing deep penetration of the soil, plants may develop a deeper root system that can sustain them over time.

Though you may have planted everything already, there are certain plants that are more tolerant of low water conditions. For sun loving perennials think of Yarrow (*Achillea*), Red Valerian (*Centranthus ruber*), May Night Salvia (*Salvia nemerosa* 'May Night'), Black Eyed Susan (*Rudbeckia fulgida* 'Goldsturm'), Daylilies in variety (*Hemerocallis*), larger sedums such as Autumn Joy and Indian Chief, and any of the Penstemons. For low ground covers in sun consider: Starburst Ice Plant (*Delosperma floribundum* Starburst®), creeping phlox (*Phlox subulata*), any of the low growing sedums, any of the thymes (*Thymus praecox*), and Crystal River Veronica (which can also tolerate partial shade.) Annuals that are more tolerant of sunny, dry conditions include California poppy, calibrachoa, lantana, verbena, zinnia, and gazania. The suggestions above are just a few of the plants that can tolerate lower water conditions. Remember to cut spent flowers from your annuals and perennials. This encourages longer blooming and helps the perennials gain strength to bloom again either this season or the following year. Provide strong supports for any flowers or vegetables that may be flopping over.

Most people believe vegetables need more water than other kinds of plantings. Still, you can get away with less if you mulch your plants. As I have said in previous articles, I use grass clippings to mulch my vegetable garden. They conserve moisture and break down quickly adding nitrogen to the soil. If you want to try this, be sure to spread them quickly after cutting the lawn as they heat up very fast and can burn plants if they get too hot. Spread them loosely about 3" deep, except in areas where you are trying to get seeds to come up or plants to spread by runners. Grass clippings can also be layered into your compost pile. Other kinds of organic mulch may also be used. Some people believe wood mulch robs the soil of nitrogen since it needs nitrogen to break down. This may not be a good thing for vegetables and annuals unless you add some nitrogen rich nutrient to your soil. If you are mulching ground covers spread the mulch about 1" deep, as a heavy mulch can prevent the ground covers from spreading.

*Continued on Page 10*

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## **President's Note**

### ***We Really Need Your Help for the July 4th Picnic!***

*Nancy Mucker, President HMCAI*



Summer is upon us and that means the July 4th picnic is just around the corner. It is, by far, the largest and most complex event, that HMCAI plans. Approximately 400-450 folks attend and the picnickers eat quite a bit: 520 burgers/hot dogs; 400 cookies, etc. It is a great day and really provides an opportunity for neighbors to get together, catch up with old friends, and meet new ones. We have been fortunate in past years to have a great core group of folks who volunteer year after year and to have picnic coordinators to pull the event together.

But we are in a tough situation this year. We are in great need of a Picnic Coordinator and need to recreate the list of volunteers that we've had in the past. We have the picnic permit for Montclair Park, the Dixieland Jazz band has been booked, the grills are reserved and we have coordinators for the Bike Parade. We're in great shape ordering the supplies, but we need volunteers to help with the event.

**The Picnic Coordinator:** a key figure to the success of our annual picnic. He or she is responsible for overseeing and scheduling the volunteers, making sure all picnic activities have support and trouble-shooting, if needed.

**Volunteers:** We're just asking an hour of your time to support this great event. If you've volunteered in the past and can do so again, THANK YOU! But if you attend every year but haven't volunteered any of your time, please, please consider doing so this year.

I have lived in Historic Montclair 13 years and every year, the picnic has grown and been more and more successful. **But we won't be able to continue this tradition if we don't get some additional help.**

Our Board has been fantastic; they are helping at every event. It would be wonderful if we could lighten the load on those who contribute time and effort every year.

If you are willing to lend your support –

- role of Picnic Coordinator
- manning the membership table;
- selling tickets;
- setting up
- cleaning up;
- grilling;
- serving food
- coordinating games

Please email: [info@historicmontclair.org](mailto:info@historicmontclair.org) or contact Nancy Mucker at: [nanmucker@gmail.com](mailto:nanmucker@gmail.com) or 303-808-4520 evenings.

## Neighborhood Garage Sale - Popular Way to De-Clutter and Get Some Great Stuff! *By Christine Ralston*

Saturday, May 18 was a beautiful day for the bi-annual neighborhood garage sale. The outdoor thermometer read 77 degrees and community garages were filled with treasures for all ages. There was an Eames chair and ottoman, vintage oil paintings, a Wallace and Gromit talking toy, silk flowers, a bicycle with a bell (and basket), computer monitors and accessories galore, a gorgeous antique table, chairs and sideboard, old movie posters, tools that only great craftsman would use, heirloom linens, floral tea sets, a princess' castle, tennis and golf balls, bathroom tiles, retro porch lights, any great movie on DVD, and so much cool stuff that it would take too long to list. Let's just say that all enthusiasts, hobbyists and DIY'ers could find something to take home.

Many neighbors saw it as an opportunity to spring clean, de-clutter and earn some summertime travel cash. In fact, there were more homes participating than had ever participated before. Some brilliantly organized ladies on Oneida Street even set up a light testing station, an electronic testing station, and even designated a loading zone for those purchasing larger items or items by the bulk. Other participants set up their driveway to create the perfect shopping ambience. They pulled out their deck chairs, umbrella tables, and coolers of cold water and played soothing music over outdoor speakers.

Aside from finding the perfect treasure and cleaning out the bottom garage shelf, the neighborhood sale provides the perfect chance to get out and meet your neighbors. I met neighbors who have lived in Montclair or the surrounding communities since they were children. They have amazing stories about the neighborhood, the inhabitants and the houses. Did you know that some believe there are tunnels underneath the Molkery? I met some families who are excited to parade their children's decorated bicycles at the July 4th picnic and a young couple eager to plant a vegetable garden in their newly purchased first house. I discovered that some in our community have come from far away places, have traveled to fantastic destinations and have fascinating stories of adventure. I also learned who to talk to when looking for some fresh eggs for my Sunday morning Denver omelet-chickens are sprouting up all over Montclair! (See separate article on Page 11 of this newsletter for more details.)

If you were not able to attend or participate in the May community garage sale, don't fret. Another sale will be scheduled sometime this fall. If you have suggestions for dates, want to provide some feedback as a participant or buyer in the May sale or have some yard sale photos to share on our website and Facebook page - please email [info@historicmontclair.org](mailto:info@historicmontclair.org).

Special thank you to Valerie Alford for organizing the event and making it the success that it is.



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## Colorado House Legislative Update

*by Lois Court*



Thank you for giving me another opportunity to communicate with my Montclair constituents.

As many of you know, I teach American Government at Red Rocks Community College. I've created a mini-version of it as a refresher for my constituents. This year, because the Montclair area was added to House District 6 during the reapportionment in 2011, I'm doing my summer class at the Molkery. There is no registration – just show up – I hope you'll come.

### ***Civics for Citizens***

**Free classes on federal, state, and local governments.**

**Open to the public - Everyone is welcome – No registration necessary**

**August 1st, 8th, 15th, 22nd**

**7:00 - 8:30 p.m.**

Montclair Civic Center

(a.k.a. The Molkery)

6820 East 12th Avenue, Denver, CO 80220

Besides discussing how our government works, we'll also have a chance for a more in-depth conversation about the 2013 Legislative Session, but here's a brief summary of what we did and some of the specific bills I sponsored:

- Civil Unions.
- In-state tuition for undocumented students who have attended Colorado schools for at least three years. We passed this bill with huge support from many business leaders.
- Major Gun Safety legislation - the bill I sponsored requires gun purchasers to pay for their own background checks instead of having our tax dollars used for that purpose.
- Significant School Finance reform - now we need to get behind the ballot measure to pass the tax needed to fund this important overhaul.
- Election Reform that will simplify and standardize the voting process, save counties \$9.5 million per year in election expenses and ensure better access and more technologically sophisticated election processing.
- HB13-1145: Administration of Senior Property Tax Exemptions - Signed into law, 4/4/2013 - Requires more timely notification regarding the senior property tax home stead exemption.
- HB13-1228: Payment for Background Checks for Gun Transfers - Signed into law, 3/20/2013 - Imposes a small fee, around \$12, for performing an instant criminal background check upon the purchaser of a gun. Previously, the state provided a subsidy to gun purchasers for this fee.
- HB13-1246: Modify Property Tax Exemptions for Nonprofit Organizations - Signed into law, 5/7/2013 - This bills provides more flexibility for non-profits to protest property taxes. The need for this bill was brought to my attention by constituents in Lowry who took over ownership of the Eisenhower Chapel.

*Continued on Page 9*



## Quebec Corridor Alternatives Analysis

By David H. McCord

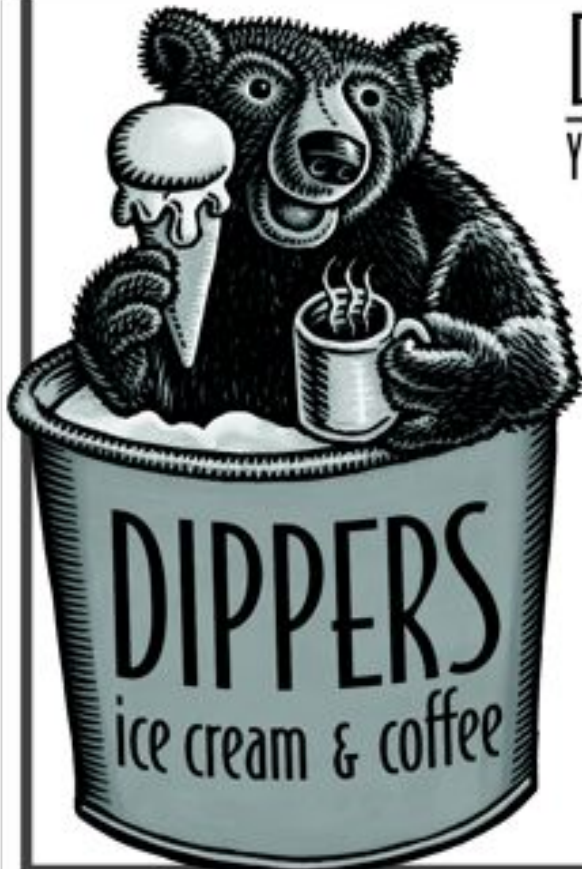
This study is to begin this spring or summer. Per information provided by Andrea Cunningham with GBSM, Inc.: they are the public involvement consultants for the City of Denver on the Quebec Corridor Alternatives Analysis. GBSM is from Denver.

The technical team is just getting started on some of the preliminary background work, but GBSM expects to have more information to share in early June. We'll be forming a task force of representatives from the neighborhood organizations to help inform the study process and provide input. Historic Montclair Community Association (Carrie O'Shea) is on the list of who will receive the task force invitation letter.

General Statement of Work (from Denver's RFP solicitation of October 2012):

"The project will implement an alternatives analysis with an anticipated two or three levels of screening that will meet the standards of the National Environmental Policy Act (NEPA). Alternatives will be identified to provide a direction to alleviate current congestion, provide multimodal facilities, accommodate additional person trip demand, and position the corridor for future funding."

Informal information is the study will examine traffic signal timing and synchronization to enhance flows.



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## 2013 Legislative Session in One Word: Progress!

*by State Senator Pat Steadman, District 31*



The 2013 session of the Colorado legislature was very productive, historically so. Significant new laws will be taking effect this year, creating jobs, helping families and solving problems for our state. As Chair of the Joint Budget Committee I'm very proud of the balanced budget we passed and the investment it makes in our economy, our children and our future.

Governor Hickenlooper asked the legislature to prioritize mental health and child welfare in our budget, and we responded with specific legislation and funding that met or exceeded the request. The budget strengthens our child protection system with new staff resources, training and technology. A statewide crisis response system for mental illness will be established.

Education funding was increased for the upcoming school year after three years of cuts. I was one of the sponsors of the School Finance Act, which fully funded inflation and enrollment growth plus an extra \$40 million towards reversing past cuts. That may sound like a lot, but during the recession \$1 billion was cut, so \$40 million only restores 4% of the cut. But it's a start. Funding for higher education increased \$31 million, also partially restoring cuts from prior years.

The civil unions bill I sponsored became law on May 1, 2013 and across Colorado hundreds and hundreds of couples have already licensed their relationships. It's all going off without a hitch. Other notable laws from this session include in-state tuition through ASSET, expansion of Medicaid and implementation of health care reform, gun safety, promoting renewable energy, regulation and taxation of marijuana, and modernization of election laws.

With all the attention on high profile issues many of the legislature's real accomplishments have gone unnoticed. Job creation and economic development were also budget priorities, with new resources for job training, small business support, tourism promotion and a focus on advanced industries like aerospace and bioscience. Another overlooked issue that enjoys strong bipartisan support is criminal justice reform. I have been very interested in this topic for several years and have sponsored several bills for the Commission on Criminal & Juvenile Justice.

There are many more successes from the 2013 session that should be celebrated. You can learn about some of them by visiting my website at [www.PatSteadman.com](http://www.PatSteadman.com), subscribing to my newsletter list or by following me on Facebook or Twitter. I'm always interested in sharing news about what I'm doing and hearing from you about what needs done. It's my honor to represent you in the State Senate.

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## Neighborhood School Update

By: Kate Douglas Kestyn – Montclair Parent and Neighbor

As a parent and neighbor, I feel so blessed to have the opportunity to share our school news with all of Montclair. And as the school year comes to an end, we have a lot to be proud of as a community.

### ANNUAL PLANT SALE & FUN FAIR

It was great to see so many neighbors come out to support our annual Plant Sale & Fun Fair, including the Plant Sale Pre-Party at the Molkery. We are proud to announce that this was our most successful Plant Sale yet, due in large part to our Pre-Sale efforts. So we want to thank everyone who made a purchase, whether it was one of the beautiful hanging baskets, organic herbs and vegetables, or even just some of the amazing BBQ! Our Parent-Teacher organization, P.E.A.K. (Parents, Educators And Kids) will be heading into the new school year in a strong financial position, enabling us to supplement the Enrichment that distinguishes Montclair from other area schools. Thank you!

### A THANK YOU FROM OUR BACKPACK PROGRAM

The school would also like to thank all of our generous neighbors for contributing to the "3-13-13" Neighborhood Food Drive, organized by resident Paul Heitzenrater. Together, we gathered more than 300 hundred cans and boxes of food and more than \$1,500 in donations for our Backpack Program, which sends food home every weekend with 24 low-income families. That's enough money to purchase four months worth of healthy foods for the program.

And if you didn't know about the food drive, we will have another one next spring. You can also drop off donations any time at the school – there is a box right inside the front door for non-perishable food items.

### ACADEMIC UPDATE

Although we are waiting on the majority of our results from this year's TCAP tests, we are pleased to report that the 3rd Grade Reading score was up 3% - higher than the District and higher than our network. But perhaps even more exciting is the fact that a lot of 3rd graders moved from "unsatisfactory" to "proficient" in reading, and a few were even just a few points from "advanced". That is a huge accomplishment for our school when you consider the fact there are 18 different native languages spoken by our families.

### INTERESTED IN VOLUNTEERING?

Part of the success above is due to volunteer support – and we are always looking for more neighbors to volunteer. In particular, we're seeking folks to help out in the classroom: reading with children, helping with spelling, or playing math games. No special skills required! So if you're interested in helping out next year, please contact Cat Miller at 303-503-4698 or [cat@thinktankconsulting.net](mailto:cat@thinktankconsulting.net).

We will also be looking for a few neighbors to help with our very successful Montclair Valet Program (MVP). MVP partners both adult volunteers and fifth graders with students to escort them to their waiting rides at the end of the school day. It only takes a few minutes in the afternoon and makes a world of difference. If you are interested, please contact Mindy McMahon at [mindy\\_mcmahon@q.com](mailto:mindy_mcmahon@q.com) / 303-355-5981 to find out more.





## July 4th in Montclair Park *(Continued from Page 1)*

**COST:** No charge for HMCAI members. For those who have not joined HMCAI, the cost will be \$5/adult and \$3/child (ages 3-10). Children under age 3 attend at no cost. You will have the option of joining HMCAI the day of the picnic (the annual cost is \$20/family and \$10 for seniors). The membership table can be found under the trees at the west end of the park. If you are not sure of the status of your membership, the current members' list is published in this edition of The Montclarion.)

Remember, if you are a paid member, your entire household attends the picnic FREE. In addition to the picnic, membership in HMCAI includes our seasonal activities and the members-only adult wine and cocktail party in the fall.

**\*\*\*\*VOLUNTEERS NEEDED\*\*\*\*:** We are in GREAT need of volunteers, including a Picnic Coordinator, to help in all categories: set-up/clean-up; games; bike parade; food service; tickets/membership dues. Please help your neighbors, friends and family enjoy this community event. If you have volunteered in the past, thank you. If you haven't, please consider doing so. (Our contact lists from prior years are incomplete, so please reach out to us even if you have volunteered in past years.) Call or email if interested: [info@historicmontclair.org](mailto:info@historicmontclair.org) or [nanmucker@gmail.com](mailto:nanmucker@gmail.com). Or Nancy's mobile # 303-808-4520 in the evenings. WE REALLY NEED YOUR HELP!!

**WEATHER:** Rain or shine!

### Colorado House Legislative Update *(continued from Page 5)*

- **SB13-226:** The Dog Protection Act – Signed into law, 5/13/2013 - Aims to reduce the number of dogs shot by officers of municipal police departments and sheriffs' offices by requiring local law enforcement agencies to develop training programs to prepare local law enforcement officers for encounters with dogs in the line of duty. This training will emphasize how to recognize common dog behaviors and how to employ nonlethal methods to control or respond to dogs.

As always, I hope you'll stay in touch either through emails at [lois.court.house@state.co.us](mailto:lois.court.house@state.co.us), by phone at 303-355-3546, or by snail mail at 200 E. Colfax Ave. Rm. 271, Denver CO 80203.

Thank you, Lois Court  
State Representative  
House District 6

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## Spring Gardening 2013 (Continued from Page 2)

Many people worry about bugs on their plants and certainly some can be very destructive to plant development. At this time there are many non-toxic products commonly available to help with this problem. In addition, I have, for years, practiced companion planting and crop rotation in my garden. Odd as it may sound to some, there are plants that are friends and plants that are foes. It is quite well known that tomatoes do well with basil and roses like plants from the onion family. Partly these plants protect and repel some insects but there is also a kind of symbiotic relationship that some plants have with others. The pea/bean family does not like the onion family at all. The cabbage family doesn't like tomatoes, strawberries and beans but they do like beets, onions and most aromatic herbs. This can get pretty complicated when planning a garden but I find that it really works. If you wish to try this there are charts you can get from the Internet or from some books. As a result of my practices, I seldom have any bug problems.

For information on proper watering techniques contact Denver Water. For specific garden questions check the Internet, the library or call the local Colorado State Extension Service at 720-913-5270 Monday through Friday.

*Gail Barry is an avid gardener, cook and landscape architect with Land Mark Design Inc.*

### New Art Gym on Colfax

In 2011, area residents Brian and Vicki Stevinson purchased the vacant building at 1460 Leyden St. with a vision in mind. They imagined a home for emerging and seasoned artists to create and show their own work. An artist herself, Vicki knew that the Denver art community was sorely lacking affordable workspaces. Art Gym Denver fills that niche, with 17,000 square feet of workspace and equipment available for artists from a wide variety of disciplines including print makers, painters, metal smiths, digital artists, sculptors, writers and culinary artists, among others.

Fees for membership at Art Gym Denver are based on a usage of the facility, but gallery exhibitions of members' art will be open to the public on occasion. For more information, contact [info@ArtGymDenver.com](mailto:info@ArtGymDenver.com).

*-from The Colfax Partnership*

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## Chickens in the ‘Hood by Sean Essix

Montclair residents are used to the sounds of woodpeckers and the sight of bats overhead. But if you listen very carefully, you might discover other winged creatures in the neighborhood or spy children bringing eggs to their kitchens from backyard coops. Montclair has become a hub for Denver’s Urban Chicken movement with more than a dozen nearby families raising their own chickens.

If you find that surprising, it’s because, contrary to some rumors, chickens are actually pretty quiet and unobtrusive. In fact, chickens as pets (or protein producers) are typically less work than most household pets. And when is the last time your dog or cat provided you with something edible?

In 2011, Denver amended its farm animal ordinances to allow residents to have up to eight hens, three female ducks and two dwarf goats. Roosters and male ducks are considered loud and thus are not permitted. A recent article in the Denver Post says fewer than 50 complaints have been received by the city since that time and only two citations (fighting roosters) have been issued.

Chicken owners say they enjoy their hens both as pets and for their laying abilities. Chicks are readily available in stores in the spring and via online stores year-round. They will typically start laying eggs in four to six months. A fully mature hen will often lay six eggs a week, though that frequency will decrease after two years.

And for those of us without biology knowledge, a rooster is NOT required for hens to produce eggs. Most people strongly prefer the taste of local eggs compared to store bought. The flavor is more pronounced and fresher and they stay fresh longer. My own son clamors for eggs when we’re fortunate enough to receive them from our chicken-rearing neighbors.

Chickens are quite sturdy animals and once mature, need minimal protection from the elements. When it’s too cold, they simply fluff out their feathers and stay in their house. They need feed as well as access to water and sand/dirt. But Montclair is also home to chicken predators including fox, coyote and raccoons. A chicken coop/hen house needs to be adequately protected from such predators.

Dogs and chickens seem able to coexist, but it does depend on the breed. Whereas Toni Kuper’s Doberman mix Cozette is very protective of “her” own chicken brood, my own poodle/terrier puppy seems very intent on catching our chicks. Hopefully time and good supervision will lead to a peaceful co-habitation.

Olive Street resident David Gammel is entering his 2nd summer with chickens and recognizes the pros and cons of chickens on his landscaping. Whereas his chickens are prone to helping themselves from his garden and plants, their waste is also a beneficial additive to his composting. “This year we’re doing a better job of chicken-proofing the parts of our yard where we don’t want the girls grazing,” Gammel said.

Most neighborhood chicken farmers are happy to share their experience and show off their hens. If you’re interested in learning more, just ask.



*Manny Essex shows off Sally,  
a 6-week-old Buff Orpington hen*

# DENVER Real Estate----Now is the Time to Buy AND Sell

*By Gail Wallace*

Yes, neighbors, the Colorado economy is gaining momentum and 4th quarter 2012 and 1st and 2nd quarters 2013 have shown exceptional growth and sales in Real Estate.

With only about 6900 metro-area properties currently on the market, it is an excellent time to consider selling a property. At the peak of the 2006-2007 frenzy, there were about 32,000 properties available. Now, there is much less competition and many qualified Buyers seeking homes in established neighborhoods. Prices are on the rise---up to 12% in an April 2012 to April 2013 comparison of Denver homes sold, according to the Denver Metrolist.

Sellers in this spring market are often receiving multiple offers. 1 in 3 properties under \$1 million have sold in 2013 at or above list price.

## Advice to Sellers:

Hire a professional, experienced real estate Broker to assist you. With prices on the rise, multiple offers and Buyer home loan approval is still a challenge. You need expertise to navigate through any difficulties and GET YOU TO CLOSING. Spend some money and time and freshen your home both inside and out. Do all needed small repairs, paint, clean or replace worn carpeting; de-clutter all rooms, garage and basement. Weed, mow, and plant flowers. CLEAN. CLEAN. CLEAN. By making these and other small improvements you will probably garner a faster sale at a higher price.

Think about where you will live once you sell your home, particularly if you plan to stay in the Denver area. You too will face a low inventory of homes to purchase.

## Advice to Buyers:

Hire a professional and experienced real estate Broker to assist you in immediately seeing homes new to the market, making a competitive offer and managing the transaction to a successful close. Get preapproved for your home loan so you know what you can offer a seller and then submit a lender letter with any offer you make.

Buy as soon as possible. Both home prices and historically low interest rates ARE going up and will continue to do so.

## THE POTENTIAL COST OF WAITING A YEAR TO BUY

Date	Price	Loan	Rate	Principal & Interest
May, 2013	\$400,000	\$360,000	3.5%	\$1,748
May, 2014	\$428,000	\$385,000	4.5%	\$2,093

- Difference in monthly payment: \$345
- Additional 10 year cost \$41,400

If you have any questions please contact me for more information.

Gail P. Wallace, Broker Associate  
Coldwell Banker Devonshire  
303-903-5750  
Gailpwallace4@gmail.com



## Dining Alfresco in Greater Montclair

*by Judy Baxter*

One of the best parts of living in Colorado, and Denver in particular is our summer. Hot but not humid; breezy, but not windy; afternoons punctuated with a short storm that takes the edge off a hot day; that's a classic Denver summer. And one of the best parts of summer is the ability to dine outside while dining out—Alfresco (everything sounds better in Italian). What makes for a fine alfresco experience? Location—on the street is lovely as long as the traffic is light and slow; these settings are great for people watching or seeing people you know. If off the street, say a back patio arrangement, then the landscaping needs to create interest and a sense of escape. Comfort—this is everything from chair comfort to shade considerations for different times of day and evening, when the sun doesn't set until 8:30. Space—making the space work for the setting and the clientele, not too crowded, easy for staff and patrons to maneuver and for families this means comfortable, safe places for kids to circulate.

For breakfast, brunch, lunch, and dinner almost every restaurant in both Stapleton and Lowry offers outdoor dining. In Stapleton, most have areas that face 29th with its wide sidewalks and slow traffic. My favorites include **Udi's**, family friendly and especially good for breakfast and brunch. Across the street is the **Berkshire**, a good spot for an after work stop, though they could use more attention to landscaping and spacing of the tables. **Casey's Pub** has expanded the outdoor space and has a plant screen so that Quebec traffic isn't noticeable. A "go to" choice in Lowry is always **The Tavern**, where they have expanded the patio space, which accommodates larger and small parties well. Kids have places to move around in without affecting the experience of others, and the menu is always reliable. One must mention the one place that has a garden as part of its name: The **Lowry Beer Garden** which opens at 11am and is a great location for casual dining that is family friendly as well as a great place for a larger TGIF or for that matter TGIM gathering. They just celebrated the first anniversary of their opening.

Thinking of options in our more established neighborhoods, **Tables** in Park Hill, at 23rd and Kearney, offers great intimate dining and the small area outside has a wonderful sidewalk café feel, always a great way to spend a relaxing evening with an incredible changing menu. On the FAX, there are many choices, but I think two stand out. **The Cork House** has a large multi-level shaded patio space. This is a favorite stop on the way home from work or for connecting up with friends. It always feels like a big party there where you only know a few of those invited. They have a friendly wait staff, great wine happy hour with a substantial appetizer menu. And perhaps my favorite alfresco dining choice in greater Montclair is **Solera**. Here a lovely menu combines with a charming high fenced, comfortably landscaped patio that gives you the feeling of spending an evening in a friend's backyard where you want to linger late into the night.

Here's to a long wonderful summer. ENJOY.

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## HMCAI Membership List

The following list represents our records for HMCAI members as of May 25, 2013 (for both current and recently expired members). If your name is not listed, your membership has expired. If you believe you have paid and are current but are not on the list, please contact Gail Barry at: [gail@landmarkdesigninc.com](mailto:gail@landmarkdesigninc.com). Please note, in an effort to conserve space, we have only listed one member name per household. Also, the lists are in alphabetical order, not expiration date order.

As we have announced two years ago, our newsletters are now hand delivered to all locations within our HMCAI boundaries in an effort to reduce costs. As a result, we no longer individually address newsletters with expiration dates to our members. As a replacement, we now annually publish our membership list.

If you are not currently a Historic Montclair Community Association member or your membership has expired, we encourage you to join or renew. The membership dues are minimal (\$20.00 per household, annually; \$10.00 for seniors 65 or older). The memberships help fund our numerous activities, as well as helping to support this newsletter. We need your support. And remember with the upcoming, July 4th picnic in Montclair Park, it is FREE for members.

First Name	Last Name	Exp Date	First Name	Last Name	Exp Date	First Name	Last Name	Exp Date
Mark & Margaret	Alison	May-13	Robert	Delaney	Sep-13	Tom, Amy		
Steve & Tracy	Alman	Jul-13	Tim	Delong	Jul-13	Jordan, Lauren	Haines	Jan-13
Emmanuel	Amador	Feb-14	Lori	Denning	Mar-14	Mark & JoAnn	Hanning	Jun-13
Chris	Amador	Oct-13	Stephanie	Dennis	Sep-13	Scott & Kristen	Hanning	Jul-13
Steve, Katherine, Patrick	Anderson	Jul-13	Rebecca	Dettman	Feb-14	Mame	Hanning	Oct-14
Marinda	Anderson	Apr-14	John W	Coughlin	Jun-14	Bruce &		
Nancy	Arko	Aug-13	Paul R	Cramer	Jun-13	Sharon	Hann	Jul-13
Larry	Armstrong	Oct-13	Richard	Culver	Mar-14	Ron & Ann	Hanscom	Apr-14
GJ	Bachus	Jul-13	Michael &			Amy	Hansen	Jul-13
Michael & Lou	Bainbridge	Jun-13	Shelia	Dallas	Jun-13	Rae & Craig	Harris	Jul-13
Patricia	Baker	Apr-13	Rich & Sarah	Damari	Jul-13	Ruth G.	Hart	Jul-14
Leslie	Barron	Aug-13	Heidi & John	Dillon	Feb-13	Mary Jo	Hartwell	Sep-14
Gail	Barr	Jul-13	Donna and			Charles A.	Hawser	Jul-13
Stephen	Barrish	Jan-13	Jane	Dodge	Oct-14	Regis	Haug	Jul-13
Judy	Barker	Jul-13	Vernice	Dolan	Jul-13	Henry & Adam	Haynes	Jul-13
Dr. J.R. & Anita	Becky	Sep-15	Beverly and			Karen	Heinard	Sep-13
Terry	Benneth	Sep-13	Shelley	Don	Feb-14	Richard &		
Ann & Robert	Benson	Dec-13	David & Amelia	Don	Aug-13	Marilyn	Hertford	Jun-13
Pat	Bumenthal	Sep-13	Linda	Doly		Susan & Scott	Higgins	Jul-13
Thomas	Burbridge DOB	Oct-13	J.D. & Kelya			Pat	Hockett	Jul-13
Paul, Sarah, George	Bowlin	Jul-13	Marta	Doyle	Jul-13	Kathy	Hodges	Jul-13
Helen	Brown	Feb-13	Shelia	Dunaway	Oct-13	Marybeth	Hoffman	Dec-13
Joan G.	Brown	Apr-13	John &			J. Paul	Howard, pastor	Sep-13
Greg & Lynda	Brown	Apr-14	Courtney	Eschberry	Jul-13	Steve & Elyn	Hult	Aug-13
Anthony & Kelly	Bruce	Jun-13	Molly	Eiland	Jul-13	Aaron & Noh	Hyatt	Jul-13
Jim & Jackie	Burghard	Sep-13	Denim &			Jan	Johnson	Jul-13
Sarah	Burnell	Jul-13	Judith	Eliot	Jul-13	Jared	Johnson	Oct-14
Chris	Call	Jul-13	Sean & Kim	Evans	Jul-13	Stock	Jones	Jun-14
Jane & Donald	Carlstrom	Apr-14	Opal	Ferry	Jul-13	Chris & Molly	Jones	May-15
Mary Ann	Casey	Mar-14	Larry & Anita	Fern	Jul-13	Jennifer &		
Carl	Clark	Apr-14	Greg &			Josh	Jones	Jul-13
Sonnet	Coggins	Jul-13	Guarino	Farrag	Jul-13	Tim & Ann	Jordan	Nov-13
James L.	Cole	Oct-13	William & Marie	Fesser	Jul-13	Bonnie	Kahn	Jul-13
Tim & Anne	Collins	May-13	Derek	Fessler	Jul-13	Helen &		
Tim & Emily	Conklin	Jul-13	Barbara	Frank	Aug-14	Coneth	Kennedy	Jul-13
Michael	Conner	Sep-13	Larry & Connie	Frank	Jan-14	Scott	Kerr	Sep-13
Jim & Sandy	Corbett	Jul-13	Lauren	Frey	Jul-13	John & Kate	Kerlyn	Jul-14
Tim & Tim	Carmou	Jul-13	Paul	Fries	Dec-13	Patricia	Kettle	Jul-13
Jenny & Rob	Cave	Apr-13	Tara	Gahern	Apr-13	Mal & Jen	Krynski	Jul-13
Jane & Nick	Cellerose	Jun-13	David	Garnal	Jun-14	Harold	Kiefer	Jul-13
Jennifer & Stanley	Chesser	Jul-13	Cheryl D	Garcia	Jun-13	Regina	Kikering	Jul-13
			Erica	Garnet	Jul-13			
			Leanna	Gay	Aug-13			
			Cherod					
			(Woody) &					
			Nancy	Gieser	May-14	Ford	Kimball	Sep-13
			Fred	Glick	Jul-13	Jim & BJ	Killebrew	Jul-13
			Stephanie &					
			John	Goldschmidt	Jul-13	Karen	Klovenstrom	Aug-13
			Becky	Grout	Jul-13	Jan	Kneisel	Jul-13
			Gail	Gutler	Mar-13	Alan	Krepper	Apr-13
			Pete & Ruth	Gundersen	Apr-14	Robert &		
						LeAnn	Krickston	Jul-13

# HMCAI Membership List

First Name	Last Name	Exp Date	First Name	Last Name	Exp Date
Kate	Kirkbride	Jul-13	Lilona (Tab)	Ritter	Jul-13
Kathy	Inight	Apr-14	Karsten, David & Nora	Rose	Jul-13
Mark & Becky	Kohlenbrander	Jul-13	James & Eva (Pat)	Rosack	Sep-13
Katharine	Koza	Jan-14	David	Russell	Mar-13
Karl & Sue	Krueber	May-13	Fernando	Sanchez	Jul-13
Dennis & Toni	Kuper	Sep-13	Marybeth & William	Sauer	Jun-14
Christopher	Leo	Jul-13	Katy & David	Saunders	Jul-13
CoCo	Lieng	Mar-14	John	Sawyer	Feb-14
Allen & Gayle	Lipson	Jun-13	Amanda, Alan & Luke	Schultz	Jul-13
Terry & Marisa	Lliffe	Jun-13	Cynthia Hazy	Smith	Feb-13
Mary Jo	Loring	Jul-13	Susan & Jeremy	Shanon	Jun-13
George & Alma	Lynch	Sep-13		Shane/Olivia Family	Oct-13
Jim & Carol	MacKenzie	Jul-13	Howard	Shapen	Oct-13
Heather & Matt	Marione	Jul-13	Brad & Carol	Shipley	May-14
April	Martinez	Dec-13	Ronald	Simons	Jul-13
Gail & Chip	Mason	Jul-13	Robert	Skinner	Oct-13
Doug	Marquet Jr	Mar-13	Nigel	Smith	Jul-13
MaryAnn & Andy	McCarthy	Jul-13	Neil R.	Smith	Oct-14
David & Kay	McCord	Jul-13	Steve & Lynn	Snider	Jul-13
Shari	McDonald	Jan-13	Carmon	Spatz	Apr-14
Kathy	McVicker	Jun-13	David & Michelle	Stanley	Mar-14
Jay	Meat	Jul-13	Ann & Chuck	Stary	Jul-13
Peter & Sheila	Mear	Jul-13	Mike	Stoner	Jul-14
George & Judy	Mercer	Apr-14	Stanley & Viola	Stokel	Aug-13
Matthew & Megan	Merchelder	Jun-13	Victoria	Stephens	Apr-14
David & Susan	Merton	Jul-13	Rachel, Lance, Lani	Stevens	Jul-13
Linda	Michal	Jul-13	Beckall	Stokes	Feb-13
Sam	Mills	Jul-13	Joe & Erica	Strandell	Sep-13
Gary & Joyce	Minshall	Jul-13	Jan	Strayer	Jul-13
Elyn & Greg	Middle	Jul-13	Katy	Sudmeier	Jul-13
Jane	Moores	Jul-13	Mary Beth	Susman	Sep-13
EllenJean	Morris	Jan-14	Cherie	Swanson	Jul-13
Melissa	Mosher	Apr-13	Bill P.	Tahy	Dec-13
Nancy	Mucker	Jul-13	Lillian	Tello	Jul-13
Hyun & April	Munker	Jul-13	Tom & Sue	Tiplatt	Jun-13
Austin & Helen	Mutz	Feb-13	Hank & Mary	Tschopp	Jul-13
Kristen	Muzzy	Jul-13	Alexandra & Cameron	Tyne	Jul-13
Brian	Narber	May-13	Brian & Charleneita	Underwood	Jun-15
Megan & Joe	Natal	Feb-13	Steve & Tina	Unick	Jul-13
Tom & Vi	Noel	Jul-14	Brian, Danielle & Skye	Vancill	Jul-13
Ralph	Northcuster	Jul-13	Carolyn & Augusta	Vatke	Jul-13
William & Barbara	Ormsby	Mar-13	Melissa A	Wick, M.D.	Jan-14
Carrie	O'Shea	Aug-13	Linda	Widmeyer	Oct-13
Mark & Sally	Olis	Jul-13	Robert & Francis	Widul	Jul-13
Jerry & Kitty	Palmer	Jul-13	Alison	Wito	Feb-13
Keane & Jamie	Palmer	Jul-13	Anne, Marco & Jojo	Wickert	Jul-13
Melanie & Kelly	Palmer	Jul-13	Jeff & Jennifer	Walters	Jul-13
Levi and Hilary	Parker	Feb-14	Claudia	Ward	May-13
Mary	Patrick	Jul-13	Mary Ann	Watson	Dec-13
Steve & Elizabeth	Patten	Sep-13	Jim & Barb	Watts	Jul-13
Sandra	Patterson	Mar-14	Tim & Wanda	Wells	Sep-13
Jeanette & Mena	Pearson	Apr-13	Barky & Greg	Whitman	Jul-13
Jill & Barb	Pearson	Jul-13	Paul	Whitford	Sep-13
Barbara & Richard	Peterson	Dec-13	Alissa & Bear	Wildman - Yeelman	Jul-13
Dale	Peterson	Jul-13	Wayne & Martha	Williams	Dec-13
Linda M	Peterson	Sep-13	Beverly	Williams	Jul-14
Vicki Peter & Dotti	Peterson	Dec-13	Wayne & Martha	Williams	
Col. Margaret F	Phillips	Jul-13	Paul	Wolf	Feb-14
Andrea	Price	Jul-13	John & Barbara	Wolan	Jun-14
Michael	Price	Jul-13	Diane	Zaragoza	Jan-14
Don & Jeanne	Ransom	Sep-13	Julie & Stephen	Zwick-Bronner	Jun-13
Linda	Reisinger	Mar-14	Cynthia & John	Zwick	Jul-13
Jan & Randall	Raves	Jul-13	same as above		Apr-14

## SAVE THE DATES

### HMCAI's Events for the Remainder of 2013

Event	Date
July 4th Annual Picnic	Thursday, July 4th: 10 a.m. to 2 p.m. Music begins at 10:30 a.m. Montclair Park
Adults-only Reception	Friday, September 27th: 6:30 p.m. – 8:30 p.m. The Molkery
HMCAI Annual Meeting	Wednesday, October 16th: 7 p.m. – 9 p.m.
Halloween Haunting Kids Costume Party	Sunday, October 27th: 10:30 a.m. – 12:30 p.m. The Molkery
Treats with Santa	Saturday, December 14th: 10:00 a.m. – 12:00 p.m. Santa arrives promptly at 10:30 a.m. The Molkery
HMCAI Board Meetings	3rd Wednesday of each month: 7 p.m. The Molkery
	Months of January through November, 2012

If you are not yet a member of Historic Montclair Community Association, please consider joining. If you have not renewed your HMCAI membership, please consider doing so. Your membership dollars help support these events. If you would like to volunteer for any of these events, please contact [info@historicmontclair.org](mailto:info@historicmontclair.org). **We are in great need of a volunteer to chair the July 4th Picnic this year.** Volunteering ensures these events will continue.

*The Easter Egg Hunt, Halloween Haunting and Treats with Santa are free to all Historic Montclair neighbors. The July 4th Picnic and Adults-only Reception are free to HMCAI members.*

## 2013 Membership Form

Please complete form (block letters) and mail with check to:  
HMCAI Treasurer, P.O. Box 200125, Denver, CO 80220-0125

Annual dues per household   \$ 20.00   (\$10.00 for seniors)  
Voluntary donation               \$  
Total Amount of Check         \$

Name (s) \_\_\_\_\_

Address \_\_\_\_\_

Home Telephone   \_\_\_\_\_   Work Tel: \_\_\_\_\_

Email \_\_\_\_\_

Please let us know if you would like to volunteer (circle):

Snacks with Santa | July 4th | Easter Egg Hunt | Cocktail Party | Halloween Party | Other