

The Montclarion

Founded 1907

Denver, CO

1st Quarter 2011

www.HistoricMontclair.org

info@HistoricMontclair.org

Easter Egg Hunt

Small children and their parents are invited to...

WHAT: HMCAI's Annual Easter Egg Hunt

WHEN: 10 a.m. Saturday, April 23

WHERE: The Molkery, 6820 E. 12th Ave., and Montclair Park

WHY: A fun time for toddlers on up to whatever age youngsters still like to hunt for plastic eggs containing sweets and other surprises that are hidden in the park. Moms know appropriate ages.

TREATS: Coffee, cookies and juice served to all in the Molkery after the hunt.

COST: Free to all our Historic Montclair families.

PHOTOS: Unlimited opportunities, especially for videographers.

GEAR: Be sure to bring basket or box to carry home treasures found.

RAIN DATE? No. The hunt has been snowed out in the past. If there's too much white stuff coming down or already on the ground you can assume it's been canceled.

VOLUNTEERS: If you would like to volunteer to help organize the hunt, stuff eggs, serve snacks, etc., please contact Christine Ralston at crisralston@comcast.net or 303-263-0169.

- *Veronica Dolan*



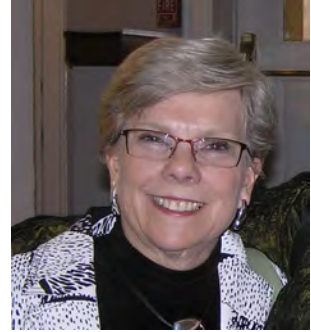
Table of Contents

- Easter Egg Hunt.....1
- President's Notes.....2
- Candidates' Forums.....3
- Phoenix on the Fax.....4
- Upcoming Events.....4
- Spring in the Garden.....5
- House Party.....6
- Recycler's Corner.....8
- Personal Finance.....10
- Montclair School.....11
- Real Estate Trends.....14

Notes From the President *by Nancy Mucker, HMCAI President*

A Thank You Note to Marcia Johnson

We are in the midst of a quadrennial event in the Mile High City – political season in Denver. Elections will be held in May, not only for Mayor, but also City Council. As the announcement in this newsletter for “Upcoming Election Forums” indicate, voters in Historic Montclair and the rest of Denver have the opportunity to meet and hear the viewpoints of various candidates for Mayor, District 5 City Council and At-Large City Council seats.



While all this activity is exciting, we should take a moment to reflect on the last eight years in Denver City Council District 5. **Marcia Johnson** has announced she will not seek a third term and her last day in office is July 18, 2011. She has served us well, and she will be missed. This note is not meant to be a comment on political viewpoints and positions but rather as a sincere thank you to Marcia for the service her office has rendered to the District.



Transparency has been a hallmark for Marcia and her assistants, Lynn Pressnall and Sarah Hader. They have been accessible, available and responsive. The monthly newsletter is very informative and helpful.

Marcia has sacrificed many evenings and weekends to be available for RNO neighborhood meetings, answering questions and providing updates. If you send her an email, you get a quick response, even on a weekend. If you need to talk through an issue, Marcia (or, in her absence, Lynn or Sarah) is willing to discuss the matter. This is the fundamental definition of “good service.” None of us can expect our elected officials to be in lockstep with our views, but we do hope for accessibility and responsiveness.

For the last several years, Marcia Johnson has hosted an RNO Presidents’ breakfast on, of course, President’s Day. These get-togethers have presented an excellent opportunity for me to meet and get to know other RNO Presidents in District 5. It is a tradition the next City Council member for District 5 should continue.

Marcia also happily served as a volunteer judge each July 4th for the Historic Montclair children’s bike decorating contest. We love to see Marcia in her red cowboy boots struggling to decide on a winner, and would love to have her as a judge for many years to come.

On behalf of the HMCAI Board, I want to say “thank you” to Marcia, Lynn and Sarah for all their help and support.

Upcoming Candidates' Forums

If you are looking for more information on candidates running Denver City Council and Mayor, upcoming Candidates Forums can be found at:

City Council District 5, District 10, and At-Large Candidate Forum*

Thursday, April 7th – 7 p.m.

Palmer Elementary; 995 Grape Street

*Bellevue-Hale Neighborhood Assn., the Mayfair Neighbors, Inter-Neighborhood Cooperation, and the League of Women Voters host this forum.

Mayoral Candidates Forum*

Thursday, April 14th – 6:30 p.m.

Central Park Recreation Center; MLK Blvd & Emporia Street

*Hosted by Inter-Neighborhood Cooperation, the League of Women Voters, and The Front Porch Newspaper.

For more information on District 5 City Council candidates**:

Michelle Fry: Website - www.fryfor5.com

Meredith Hartigan: Website – <http://hartiganforcitycouncil.wordpress.com>

Steve Saunders: Website – www.stevesaundersforcouncil.com

Mary Beth Susman: Website – <http://www.susmanforcitycouncil.com>

Ted Tompkins: Email – tedtompkinsfordistrict5@gmail.com

Leslie Twarogowski: Website – www.lesliefordenver.com

**Source: City and County of Denver website; March 11, 2011.

MAYFAIR VISION CLINIC

- *Adult and Children's Vision Clinic
- *Complete Visual, Eye Health, and Glaucoma Testing
- *All Types Contact Lenses
- *Frames with 1 Year Guarantee
- *Many Insurance Accepted
- *15% Discount for Senior Citizens
- *Free Adjustment and Minor Frame Repair



Dr. Janice I. Jarrett

1336 Leyden Across From Safeway (303) 333-9898

Ireland's Finest Painting Company



Complete Interior & Exterior Painting
Quality Work by Trusted Craftsmen Since 1995

CALL (303) 512-8777

www.irelandsfinestinc.com



1385 Krameria St.
Denver, CO 80220
303-322-0810

Try before
you buy!

Come to our
in-store tastings
Fri & Sat, 4-7 pm

Family owned since 1959
Mayfair Liquors

Celebrating 52 years
in Mayfair!

10% off
liquor & beer

15% off
wine

(Excludes sale items, lotto, tobacco &
case prices.) Expires 6/30/11.
Must present original coupon.

We have a great wine selection, large variety of liquors &
liqueurs and handcrafted beers from around the globe.

Plus! a friendly and knowledgeable staff.

We are DOG friendly!

CONVENIENTLY LOCATED:

NEXT TO KING SOOPERS AT 14TH & KRAMERIA

Phoenix on the Fax Development Under Way

Work has finally begun on the project known as “Phoenix on the Fax” at Colfax and between Pontiac and Poplar. After sitting vacant for a number of years, the lot is now being prepared for construction of a five-story, 60,000 square foot mixed-use development. The project will offer ground level office/commercial space and affordable housing on the upper levels.

Developed by Minneapolis-based Sherman Associates, Inc., the project will include 50 units of affordable rental housing and is financed in part by a federal affordable housing subsidy provided through the Denver Office of Economic Development (OED). “Phoenix on the Fax” is the first major new project to be developed east of Monaco under Denver's Main Street Zoning for Colfax, which promotes the revitalization of Denver's commercial main streets. The project is expected to be a catalyst for development and redevelopment of East Colfax in the vicinity of Quebec St. Completion is expected in 2012.

July 4th Picnic SAVE THE DATE!

Yes, our July 4th picnic will be on Monday, July 4th this year. We hope you will be able to attend. The detailed schedule will appear in the second quarter edition of The Montclarion.

If you would like to volunteer for set-up, clean-up, cooking, games, etc., please contact us at info@historicmontclair.org or Mark Noonan, our 2011 Picnic Chair (yes, Mark is willing to do it again!) at leap29year@yahoo.com.

Also, mark your calendars for these upcoming events...

April 23rd **Easter Egg Hunt** (see front page article)

September 23rd **Adult reception**

October 19th **General Meeting**

October 30th **Children's Halloween costume party** (new)

December 17th **Treats with Santa**

All events are at The Molkery (6820 East 12th Avenue).



MARY BETH
SUSMAN
City Council
District 5

www.susmanforcitycouncil.com

Vote Mary Beth for:

- Vibrant, safe neighborhoods
- Smart economic development
- Accessible and responsive representation

Mary Beth will:

- Listen to the informed thinking of our citizens
- Move the best ideas forward for implementation
- Enhance our quality of life, today and tomorrow.

Contact us to learn more or to meet Mary Beth:
303-322-5658
info@susmanforcitycouncil.com

PAID FOR BY SUSMAN FOR CITY COUNCIL

Mike Dima, Treasurer
PO Box 201867, Denver, CO 80220

This is a paid political advertisement. Historical Montclair Community Association, Inc. and its newsletter, “The Montclarion,” do not support or endorse any candidate.

Spring in the Garden

by Gail Barry

Recent sunny days are making me eager to get into the garden even though it is still March as I write this. I have all my garden seeds ready and waiting. I have added my kitchen scraps to my compost. Though the ground is still mostly frozen, I have been out cutting down left over perennials and trimming off dead branches and stems from roses and other woody plants. It is close to time to cut down ornamental grasses before the new shoots start to appear. Bulbs are about to start pushing through to the surface. Be prepared with light-weight mulch, such as wood shavings, loose leaves or pine needles, to throw around emerging bulbs when the temperatures drop below 20 degrees F. Mulching around the base and stems of bulbs can also help prevent the taller ones from being broken if we get a heavy wet snow. If your garden soil has thawed, you can plant bare root plants at any time. Roots should be soaked in water for an hour or two prior to planting and the planting soil should be amended well with compost.



Don't forget to make a plan for annual plantings in the garden. They can enhance boring spots with color and texture. You can make a plan on graph paper and lay out the plants as you would like to see them, taking into consideration the growth habits and needs of the plants. If the ground can be worked, you can plant cold season vegetables such as radishes, peas, lettuce, Swiss chard and spinach. Pansies and other violas can be planted now as well. If planted in pots, prepare to cover with an old sheet if the temperature drops below 20 degrees F. They can brighten up the garden during the days leading to warmer weather.

As a reminder, if it has been dry with no snow cover, and the temperature is above 40 degrees F, you should water your trees, shrubs and perennials. For more information go to:
<http://www.watersaver.org/saveourshade.asp> or
<http://www.ext.colostate.edu/Pubs/Garden/07211.html> 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.

Please support our advertisers

**They make publication and
distribution of the Montclarion
possible!**

**Ed Moore Florist & Greenhouse
A Bunch of Balloons
Cards-n-Moore**

6101 E. Colfax Ave Denver, CO 80220
303.322.7735

***Mention this ad for a 20% discount on your next
order or pick-up***

www.edmooreflorist.net

House Party

by Veronica Dolan

A former insane asylum is hard to beat if you're looking for a party venue with a certain cachet. And if the building is 122 years old, has a rumored secret tunnel, was once a health spa for wealthy consumptives and a barn for dairy cows owned by its builder, a German baron who lived up the road in a castle, a hostess can bet her last hors d'oeuvre that her guests never partied in anything quite like it.

That's why the Molkery, in Montclair Park at 6820 E. 12th Ave., is popular with event planners seeking something uncommon to entertain or enlighten small groups. The extensively restored historic building, opened on Sept. 15, 1888 by Baron Walter Von Richthofen (uncle of the famed Red Baron), is ideal for intimate events. Main floor space of 975 sq. ft. can accommodate up to 50 from November to March and 75 from April to October, when guests can also use veranda and outdoor patio.



The historic building, owned by the City of Denver since 1908, is accessible to the handicapped, has two restrooms, a small catering kitchen with microwave, refrigerator, counter space and shelving, and some tables and chairs. It's okay to serve beer, wine and/or spirits and, best of all, the price is right: weekdays, 8 a.m.-5 p.m., \$50 an hour; nights and weekends, \$100 an hour. Non-profits qualify for a 50% discount. A facilitator stays on site, out of sight, during the festivities and must approve cleanup efforts before a \$200 security deposit is refunded. There's also a non-refundable \$35 kitchen fee.



Jim Johnson, affable events coordinator for the Molkery – which is also known as the Montclair Civic Building – says the rents pay staff salaries and expenses. “We are entirely self-sufficient,” he boasts. “We don't take one dime from taxpayers for operations or maintenance.”

There were 95 events at the Molkery last year, including weddings, training seminars, company retreats, reunions and parties celebrating birthdays, anniversaries, graduations, promotions and other milestones. Johnson's favorite was a birthday party for a jazz drummer that turned into a jam session when other musicians on the guest list arrived with their instruments.

To rent the Molkery contact Jim Johnson at 720-913-0766 or jim.johnson@denvergov.org.

We Need Your Help

Our Historic Montclair Community Association Inc. newsletter, *The Montclarion*, is an all-volunteer effort. Our goal is to have our ad revenue pay for the newsletter, so that it is cost neutral. We are in need of one or more volunteers to help us sell ad space. If you have some spare time and can make phone calls or are willing to speak to local merchants about possible advertising, please contact us at info@HistoricMontclair.org.

COLD STONE
CREAMERY

The Ultimate Ice Cream Experience!


*\$1 Off
Your Favorite
Signature Creation*

For More
Cold Stone Deals at your
Stapleton and Northfield
Locations:

Text CSCDENVER
To 720-320-7694
and we will send them right
to your phone!

Good At Your Stapleton and Northfield Cold Stones!
7473 East 29th Place
8286 Northfield Blvd
Both only minutes from Montclair!


Expires 6/30/2011



Protect more. For less.

The more you insure with Allstate, the less you pay. In fact, safe drivers who insure their home and car can save up to 34%. Add coverage for your motorcycle, boat or ATV and save even more. Call me first to see how much you can save.

Allison K. Smith
The Smith Group Agency LLC
(303) 835-4639
200 Quebec St., Bldg. 600, Ste. 201
In The Lowry Town Center


Allstate.
You're in good hands.
Auto Home Life Retirement

Discount subject to terms, conditions and availability. Actual savings will vary. Property insurance is subject to availability. Allstate Fire and Casualty Insurance Company, Northbrook, IL. © 2009 Allstate Insurance Company

This is the community that built me.

FRY FOR 5

*Proudly supported by Fraternal Order of Police.
Proudly supported by Hon. Governor Richard D. Lamm.*

I'm the fourth generation of my family to live in this district and this neighborhood helped to build me. I respect its history, its diversity and its heritage. Now, it's time for new ideas and new leadership to meet new challenges and opportunities.

Vote by mail by May 3!

I'm Michele Fry, and I am asking for your vote to represent District 5 on Denver City Council.

Visit www.FryFor5.com to contact me, for information on my credentials and ideas for our neighborhoods.



Michele Fry

Paid for by Fry For 5, Edward Hall Treasurer

This is a paid political advertisement. Historical Montclair Community Association, Inc. and its newsletter, "The Montclarion," do not support or endorse any candidate.

Recycler's Corner

by Tom Strickland

Denver is doing a good job of recycling, However, there is much more to be done. A study of Denver's residential trash revealed that we are still throwing away significant amounts of recyclable paper (such as cardboard, magazines, newspapers, office paper, junk mail, and paperboard.) This study not only found large amounts of recyclable paper in the trash in neighborhoods with low recycling participation, but also found a lot of recyclable paper in the trash in areas with higher recycling participation.



Everyone can help recycle more paper. Residents who are not currently recycling at home can simply sign up for a purple recycling cart, at no cost. Residents who are currently recycling can evaluate if they are recycling all that they can by remembering to recycle paper items found in every room in the house such as:

- * in the **bathroom**- toilet paper rolls, tissue boxes, soap boxes, and medicine boxes;
- * in the **home office**- writing paper, copy paper, and envelopes;
- * in the **kitchen**- paper egg cartons, cereal boxes, pasta boxes, cracker boxes, laundry and dishwasher detergent boxes;
- * in **any room**- all forms of junk mail, magazines, newspapers, catalogs, phone books and cardboard boxes.

Real stories, real solutions!

LOWRY ADVANCED DENTISTRY

Providing a full range of dental services to our community since 1955.

To whom it may concern,

I am a 47 year old male who came to Dr. Bonbright with very bad teeth. I have been to other dentists and none of them would help me. Dr. Bonbright took time to talk to me in depth about what my options were and really had concern for me. I honestly thought I had to go through the rest of my life with no teeth as I had not taken care of them in a long time.

From the first visit they made me feel like there was hope for me. I have never felt that way from any other doctor or dentist. Dr. Bonbright was awesome! I don't know how he did it. I told him of my fears from bad experiences in the past, but I had a full Implant restration with hardly any pain. Thanks to Dr. Bonbright, I have a lot more self confidence and self esteem. People who know me can't get over how much better I look. Dr. Bonbright and his whole staff are all truly wonderful!

From the bottom of my heart, thank you so much!
Sincerely, Dennis S.

Let us help you today!
Call, 303-333-5148



7201 EAST 8TH AVENUE
DENVER, CO 80220



VISIT US AT: WWW.DENVERDENTAL.COM • 303-333-5148

Remember, cardboard boxes must be flattened and placed inside your Denver Recycles purple cart in order for them to get collected and recycled.

If the 103,000 Denver households who have embraced the recycling program recycle all they can and if the approximately 65,000 additional eligible households sign up to participate in the recycling program, the City would easily double the amount of recyclable materials collected annually and keep these materials out of landfills.

Residents that would like to start recycling can simply call **311** or sign up online at **DenverGov.org/DenverRecycles**. Recyclables are picked up every other week on residents' trash pick-up day.

St. James Catholic Church Spring Sale

Thursday – Friday – Saturday
May 5, 6, 7
13th and Oneida - in the church basement
Enter through the north parking lot

Housewares, books, clothes,
toys, linens, kitchen, bath

All proceeds fund education at St. James School

Hours:

Thursday, May 5th: 9 a.m. – 4 p.m.

Friday, May 6th: 9 a.m. – 4 p.m.

Saturday, May 7th: 9 a.m. – 2 p.m.

*Basement store open every Tuesday, 9 a.m. – 11:30 a.m.

Attention Gardeners

Are you a gardener at heart but have no room for growing at home? There should be a number of plots available this spring at the Historic Montclair Community Garden (1400 block of Niagara).

If interested, contact Karen Hickey at 303-321-3542. We invite all Historic Montclair residents to drop by and see the garden, the pride of the neighborhood.



Senor Pepe's

A Montclair Landmark Since 1969
Serving Fine Mexican Cuisine
Excellent Steaks & Cocktails

1422 Poplar St. 303-321-1911



On your next
visit, please pres-
ent this ad for a
10% discount on
your total bill.

Offer expires
May 31, 2011

Christopher Gartland, DDS Family Dentistry



1315 Krameria St.
Denver, CO 80220
Ph. 303.322.3272
Email:
GartlandFamilyDentistry@gmail.com

christophergartlanddds.com



Mark Job | Branch President | Lowry Branch
303.365.3832 | jobm@citywidebanks.com

Member FDIC

Personal Finance in Tough Financial Times (Part III)

John L. Eckelberry, Esq.*
WILLOUGHBY & ECKELBERRY, LLC
john@willoughbylaw.com

This is Part III of a four part article intended to provide a brief overview of the most common options available to people who are dealing with personal financial difficulties. For Part I related to credit reports see the June 2010 Newsletter and for Part II related to personal debt see the September 2010 Newsletter. As always, your individual situation will dictate the best course of action, and it is recommended you seek advice from professionals including your attorney, financial advisors and CPA.

Real Property Debt

Selling a Property

1. Forbearance

You may be able to avoid selling your property by seeking a forbearance from the lender. If the lender has such a program it may result in reduced mortgage payments or no payments for a specified amount of time.

- Call your lender's Loss Mitigation Department
- Explain why you need a forbearance
- Requires economic hardship

2. Short sale

A short sale is a sale of real estate in which the proceeds from the sale fall short of the balance owed on a loan. Because in years past, lenders allowed loan to value ratios to approach or surpass 100%, and home prices have significantly fallen off, short sales are increasingly common. Consider having your attorney and real estate agent help you with the process.

As each lender has varying criteria, the following is a general list of requirements to facilitate a short sale:

- Start with contacting the lender's Loss Mitigation Department
 - Find someone with decision making capability
 - Establish a relationship with that person and deal with them exclusively
- Provide an estimated closing sheet including estimated sales price minus all costs
 - Costs include: loan balance, late fees, real estate commissions
 - Usually requires an appraisal or comparative market analysis
- Hardship qualification
 - Must be a true financial hardship
 - Generally lenders require absence of other assets

WILLOUGHBY & ECKELBERRY, LLC



FAMILY LAW • ESTATE PLANNING/PROBATE • ART LAW •
NON-TRADITIONAL FAMILIES • BANKRUPTCY

303 EAST 17TH AVENUE • SUITE 910 • DENVER, CO 80203
303.839.1770 • john@willoughbylaw.com

continued on Page 12

“Change is in the Air” at Montclair School

By Kerri Barclay

Although we’ve had a fairly mild winter this year, many of us were happy to welcome the onset of spring! A new season brings change and that’s exactly what’s happening at Montclair.

We will say farewell to our principal, Shannon Hagerman, at the end of this month. Mrs. Hagerman has taken a new position within the DPS administration and will be overseeing the principals of the DPS Innovation Schools. Montclair is an Innovation School so we will be working closely with Mrs. Hagerman (how lucky for us)! She begins her new job on April 4th. Mrs. Hagerman has been an amazing leader and was instrumental in turning the school around. Here are a few of the many accomplishments she’s brought to Montclair during her seven year run:

- Revitalization of Montclair and implementation of the School-wide Enrichment Model curriculum and Early High Strides program
- Continued outreach to the neighborhood
- Helped in turning the school around by increasing enrollment from below 200 students (targeted for closure) to 470 students with three classes per grade level (including both neighborhood kids and choice families from surrounding neighborhoods)
- Aided Montclair in becoming an Innovation School and a School of Autonomy

Meanwhile, the Principal Selection Committee has been working tirelessly over the last few weeks in finding the next great steward of Montclair! Emily Zabroski, our assistant principal, will be interim principal until the end of the school year. She’ll be returning from maternity leave after spring break and we look forward to welcoming her back.

The students have enjoyed the new Learning Landscape that was completed last summer. It’s become a comfortable place for parents to socialize while their children play after school. The children will start planting in the new gardens this spring. The gardens are another vital part of our Learning Landscape. We can’t wait to see the gardens come alive. **And, speaking of gardens, our last big event of the year will be the seventh annual Plant Sale and Fun Fair that will take place on May 14th from 9:00 am-2:00 pm, rain or shine.** There is a fabulous selection of perennials, annuals, herbs and veggies from a local nursery. All plants are carefully selected by master gardener and Montclair mom, Amy Johnson. The whole family is welcome—parents can shop for their garden while the kids enjoy games and rides. It’s a wonderful neighborhood event. We hope to see you there!



Valerie Alford
Broker Associate

 ERA Herman Group
Real Estate

Cell: 303.641.6823
Office: 303.750.3475
Fax: 303.756.5967
hsvalerie@aol.com
360 S. Monroe St., #501
Denver, CO 80209

5% of Montclair client commissions donated to HMCAI or your charity of choice!

Personal Finance in Tough Financial Times *(con't from Page 10)*

John L. Eckelberry, Esq.

- Must provide tax returns and asset disclosure
 - Provide detailed letter regarding your personal situation
- The sadder the better

Too many delinquent payments may lock you into a foreclosure and prohibit you from a short sale. Usually the process will take three months or more to complete. Generally a short sale will negatively impact your credit rating, as it is considered a negotiated account that is not paid in full. However, you may be able to negotiate with the lender during the process to not report the short sale to credit reporting agencies.

As you are negotiating less than full payment, the amount of loan forgiveness or short may be reported as income to you, which must be declared on your taxes. However, recent legislation may waive this liability, so be sure to check with your agent and CPA to determine whether a short sale is your best option.

Investors may be available to purchase property at short sale. Contact Jaynee Brown at:

7730 E. Belleview Ave. # A100
Greenwood Village, CO 80111
303-618-2264
jaynee@loansbyjaynee.com

3. Foreclosure

Foreclosure occurs when a property owner cannot make payments on their loan resulting in seizure and auction of the property by the lender. Generally, a loan enters into default after 30 days. Non-government loans can be foreclosed upon at this point, but most lenders follow FHA Loan rules and wait until 90 days of no payment. After 90 days the lender decides if it will let the debtor out of foreclosure.

Paying a portion of a monthly payment may help, but likely not with most lenders. Generally, a lender wants you caught up completely, or not at all.

The amount of time for a bank to foreclose on a property varies by lender. The process will take at least 90 days, but can be much longer. On average you have 5 months after your loan enters into default before the sale and eviction. The lender must notify the debtor when the foreclosure process begins, whether redemption is an option, when the property will go to sale auction, and when the debtor must move out.

continued on next page

Steve Saunders
—★—
For Council District 5

I hope to be your voice on the Denver City Council. I want to hear your concerns and ideas for our City – I am always available and will remain so long after the election is over.

Contact me through my website or by phone.
www.stevesaundersforcouncil.com — 720-336-0071

Paid for by Steve Saunders for City Council. Steve Katich, Treasurer.

This is a paid political advertisement. Historical Montclair Community Association, Inc. and its newsletter, "The Montclarion," do not support or endorse any candidate.

Personal Finance in Tough Financial Times (con't from previous page)

The State of Colorado has created the Colorado Foreclosure Hotline to assist residents to avoid foreclosure. According to the Hotline, four out of five homeowners who worked with the Colorado Foreclosure Hotline avoided foreclosure.

<http://www.coloradoforeclosurehotline.org/>

Colorado foreclosure laws require that a borrower has 15 days prior to the auction to cure the deficiency, which includes payments due, penalties, interest, and attorney's fees. Unless the borrower files an Intent to Cure Form, which extends the Right to Cure until noon one day prior to auction.

A foreclosure will be a cause a tremendous credit hit associated with the failure to pay a significant debt. For most lenders, it will be 5 years before the foreclosed person can purchase a new home. Even finding rentals will be difficult because of credit reporting issues. In fact, most industries are looking at credit, including potential employers, and a foreclosure can impact your entire financial life. All subsequent late payments that are on a credit report will be more heavily weighted due to the prior foreclosure.

4. Deed in Lieu of Foreclosure

A borrower may avoid the foreclosure process by conveying the deed to the mortgage company if the loan is in default. The main advantage to the borrower is the release from indebtedness of the loan. They are also able to avoid any stigma associated with a formal foreclosure. The mortgage company is benefitted by avoiding additional foreclosure costs and time. Not all mortgage companies are willing to accept deed in lieu of foreclosures, so be sure to check with your lender to determine if this option exists.

*Special thanks to Darius Dugas for his contributions to this article.

Stay tuned for Part IV in the next newsletter.

Advertise with us.
We now distribute to
3,700 homes
each quarter.
For more information
email us at:
info@historicmontclair.org

YOUR NEIGHBORHOOD REALTORS...

On the MOVE!!

**showcase
properties
unlimited
303-399-5777**

4106 E. 8th Avenue, Denver, CO 80220

2010 Real Estate Trends in Historic Montclair

2010 real estate sales were down from 2009 due, in part, to the expiration of the “first time homebuyers’ tax credit.” At the same time, lower interest rates in 2010 helped many homes to be sold. The S&P/Case-Shiller Home price indices of the top 20 U.S. markets put Denver prices in 2010 at a -2.5% compared to 2009. Only four cities in the above mentioned report (Los Angeles, San Diego, San Francisco and Washington, D.C.) showed year-over-year gains from 2009 to 2010.

Please call or write with your questions or comments to:
Gail Wallace; gail.wallace@coloradohomes.com; 303-903-5750.

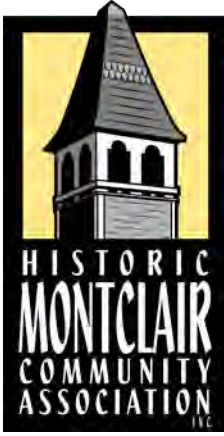
Price	Beds	Baths	Sq Ft	Address	Sold Date
\$94,900	1	1	503	1431 Jasmine Street	6/22/10
\$100,000	1	1	503	1423 Jasmine Street	4/29/10
\$104,500	2	1	796	1216 Kearney Street	08/16/10
\$109,000	2	1	1,075	1445 Holly Street	05/19/10
\$131,000	2	1	876	1375 Quebec Street	04/22/10
\$132,500	3	2	730	1425 Quebec Street	02/12/10
\$134,500	1	1	720	1277 Krameria Street	09/29/10
\$145,000	2	1	855	1000 Jasmine Street	12/30/10
\$158,000	2	1	957	1293 Krameria Street	04/15/10
\$160,000	2	1	788	1211 Leyden Street	05/10/10
\$164,000	2	1	758	1191 Poplar Street	06/09/10
\$167,000	3	1	1,160	1370 Jersey Street	03/17/10
\$171,500	3	2	1,013	1230 Holly Street	02/25/10
\$180,000	5	2	780	1332 Jersey Street	05/18/10
\$185,000	4	2	794	1432 Jersey Street	03/17/10
\$195,000	2	2	1,400	1401 Pontiac Street	10/28/10
\$199,000	3	2	1,403	843 Poplar Street	06/09/10
\$200,000	3	2	1,590	1285 Ivy Street	12/07/10
\$200,000	2	1	986	1375 Oneida Street	05/28/10
\$205,000	3	2	975	934 Jasmine Street	02/12/10
\$207,000	3	2	809	765 Quebec Street	03/11/10
\$210,000	2	3	1,395	1475 Ivanhoe Street	05/04/10
\$211,500	3	1	900	1305 Ivy Street	04/30/10
\$217,000	4	2	931	1275 Niagara Street	09/23/10
\$218,000	4	3	3,046	1105 Monaco Parkway	12/03/10
\$219,500	3	1	1,103	942 Locust Street	10/15/10
\$224,900	2	1	757	1240 Ivanhoe Street	06/09/10
\$225,000	2	2	1,176	955 Locust Street	08/06/10
\$232,000	3	1	996	815 Kearney Street	05/18/10
\$235,000	4	2	1,267	655 Poplar Street	10/21/10
\$245,000	2	1	997	1362 Olive Street	05/27/10
247,000	2	1	860	1175 Leyden Street	05/21/10
\$253,000	3	1	1,117	1439 Locust Street	04/05/10
\$259,900	3	1	938	7025 East 6th Avenue	08/13/10
\$261,000	5	2	1,201	920 Locust Street	06/25/10
\$263,000	2	1	1,253	1112 Pontiac Street	04/30/10
\$268,000	4	2	1,571	1312 Oneida Street	12/06/10
\$269,500	3	2	800	843 Poplar Street	11/29/10
\$272,500	6	3	1,417	1344 Niagara Street	12/22/10
\$275,000	3	2	1,299	1155 Poplar Street	04/23/10
\$275,000	3	2	1,075	1345 Niagara Street	04/12/10

continued on next page

2010 Real Estate Trends in Historic Montclair *(con't from previous page)*

Price	Beds	Baths	Sq Ft	Address	Sold Date
\$275,000	3	2	1,527	850 Locust Street	09/14/10
\$279,900	4	2	1,776	1129 Poplar Street	08/11/10
\$283,500	5	2	1,574	1400 Pontiac Street	03/30/10
\$285,000	2	1	1,088	1317 Pontiac Street	05/25/10
\$290,000	4	2	817	6614 Richthofen	02/25/10
\$290,000	3	2	1,244	908 Magnolia Street	04/09/10
\$290,000	2	2	1,037	1353 Pontiac Street	11/08/10
\$292,000	3	2	821	1157 Ivy Street	06/18/10
\$293,000	3	2	1,336	1043 Poplar Street	08/30/10
\$295,000	3	2	1,012	5601 E. 13th Avenue	08/31/10
\$295,000	4	2	1,699	840 Kearney Street	12/20/10
\$300,000	3	1	899	725 Locust Street	09/16/10
\$305,000	3	2	1,120	1277 Jersey Street	04/13/10
\$305,000	3	2	1,051	1141 Jersey Street	09/30/10
\$307,000	3	2	1,174	855 Jasmine Street	04/30/10
\$310,000	5	2	1,087	1303 Newport Street	07/14/10
\$315,000	4	2	1,361	1175 Jasmine Street	04/27/10
\$315,000	2	3	2,007	922 Ivanhoe Street	05/27/10
\$318,000	3	2	958	1115 Ivy Street	04/02/10
\$318,000	3	1	1,083	1175 Holly Street	07/14/10
\$318,200	3	2	1,537	1260 Niagara Street	02/26/10
\$323,500	2	2	1,473	1230 Ivy Street	06/28/10
\$325,000	4	2	1,095	1345 Locust Street	02/26/10
\$325,000	3	2	1,155	1130 Jersey Street	05/28/10
\$326,022	5	3	1,797	1022 Monaco Parkway	12/09/10
\$327,379	4	2	1,626	1230 Holly Street	09/30/10
\$330,000	3	2	1,958	1260 Monaco Parkway	05/25/10
\$335,000	2	2	1,602	1205 Ivy Street	01/21/10
\$340,000	3	2	1,680	1360 Magnolia Street	09/08/10
\$342,500	3	4	1,904	5802 E. 10th Avenue	07/16/10
\$355,000	5	2	1,545	1100 Ivy Street	12/05/10
\$357,500	4	3	1,653	6600 East 6th Avenue	05/19/10
\$368,000	4	3	2,448	775 Ivy Street	09/28/10
\$370,000	5	2	1,163	940 Holly Street	10/22/10
\$372,000	4	2	1,091	701 Newport Street	05/11/10
\$375,000	3	2	1,084	775 Ivanhoe Street	09/20/10
\$380,000	3	3	1,970	787 Poplar Street	04/12/10
\$390,000	3	2	1,205	714 Leyden Street	06/01/10
\$400,000	3	2	2,040	1325 Olive Street	02/18/10
\$415,000	4	3	2,101	700 Krameria Street	07/15/10
\$415,000	4	3	2,101	700 Krameria Street	07/15/10
\$420,000	3	2	1,122	816 Monaco Parkway	07/23/10
\$420,000	4	2	1,194	830 Kearney Street	05/06/10
\$435,000	3	2	1,730	900 Niagara Street	08/19/10
\$445,000	4	2	1,852	6625 East 6th Avenue	10/04/10
\$450,000	3	3	1,716	660 Holly Street	05/24/10
\$485,000	4	4	2,024	1270 Oneida Street	10/29/10
\$520,000	4	2	1,761	1300 Monaco Parkway	05/25/10
\$535,000	3	2	2,350	1190 Oneida Street	10/15/10
\$540,000	4	4	3,010	1225 Monaco Parkway	12/17/10
\$560,000	5	4	2,537	700 Locust Street	09/10/10
\$565,000	4	3	2,257	1152 Monaco Parkway	09/24/10
\$580,000	4	4	2,937	871 Leyden Street	04/30/10
\$652,500	4	4	2,858	850 Leyden Street	01/29/10
\$709,000	4	3	3,010	723 Locust Street	06/18/10
\$735,000	4	4	3,360	740 Locust Street	08/30/10
\$743,000	4	4	4,379	838 Leyden Street	06/18/10
\$750,000	4	4	3,413	754 Olive Street	09/08/10
\$825,000	5	5	3,409	729 Jersey Street	12/30/10

*Source: Denver Board of Realtors Metrolist Service



Historic Montclair Community Association, Inc.
P.O.Box 200125
Denver, CO 80220-0125

2011 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 \$

PLEASE PRINT IN **BLOCK LETTERS**

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 | Other