

The Montclarion

Founded 1907 Denver, CO
1st Quarter 2014 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 19th

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 and dads 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: None. Rain or snow the egg hunt is on!

VOLUNTEERS: We are in need of volunteers to help organize the hunt, stuff eggs, serve snacks, etc.

Please contact Judy Baxter: 303-757-6974 or
baxterj.jb15@gmail.com

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Santa Claus Came to Historic Montclair

Ho! Ho! Ho!

By Nancy Mucker

Santa arrived right on time.... at the Molkery... to greet all the boys and girls eagerly awaiting his arrival. As the anticipation built, little hands were busily working on a wide variety of holiday crafts. Moms and dads were dispensing glue, wiping up glitter and concentrating way too hard on pipe cleaners being twisted into reindeer antlers.

Goodies abounded, thanks to many donors, including Nanna's Teas, who brought a special platter of treats. Juice flowed, coffee and hot chocolate were sipped, and then the big moment. Lots of jingle bells, loud ho



ho ho's and suddenly the cheers went up and cameras were clicking.

The room was packed to the doors, literally. All the numbers were taken (better to wait for your number to be called than standing in line) and even some had to be recycled. Santa patiently listened, as lists were read and special requests made. There were lots of smiling children, as well as a few who were not so happy to be put in the arms of a perfect stranger, let alone one with a long white beard and a bright red suit. Oh, well, there's always next year.



Our sincere thanks to all our volunteers who kept some semblance of order, planned the crafts and activities, served treats and cleaned up. These events couldn't happen without them. And a very special thank you to our Santa, John Franks. He has been generously donating his time as Historic Montclair's special Santa for many years. Treats with Santa – 2014, will mark his 30th year as Santa!!



We look forward to the special guests who will show up next year!

President's Note: *Are You an HMCAI member?*

Nancy Mucker, President HMCAI



At our recent Board meeting we discussed our membership and why it has been declining in recent years. (Separately in the newsletter you'll see a specific effort to encourage membership.) But I ask myself why we have to do this. Our membership dues haven't gone up; they have been the same for many years (\$20 per family; \$10 for seniors). The numerous events that we sponsor are better attended than ever.

So, what's going on? I really don't understand. Treats with Santa in December was so crowded we had to recycle the numbers folks take to get in line with Santa. Lots of new, young families are moving into Historic Montclair. The Easter Egg Hunt is so well attended; we have to stuff 1,000 eggs to meet the demand! At our July 4th picnic, the bicycle parade has to be done in heats to accommodate all the kids. (There was a time not too long ago when the bike parade was held on the sidewalk around the playground sandlot area and all the kids participated at the same time.)

Do you and family participate in our events? Do your children or grandchildren come to "Treats with Santa"? Do you enjoy the convenience of having two garage sales per year where all you have to do is sign up and someone else coordinates all the advertising? (Folks are already emailing me about the coming dates for the garage sale.)

As an RNO (registered neighborhood organization) with Denver, we are officially recognized by the city and have an input into city matters. But we don't get any funding from the city. Our entire budget comes from newsletter advertising, some donations and memberships. Usually, the ads cover the expense of the newsletter, although last year we came up short on that, as well. So, the membership dues pay for everything else, even the beautiful hanging flower baskets on the Molkery porch each summer. Yes, we do charge for the picnic (either join or pay a small fee), but overall, our membership dues are what keep us going.

I hear over and over again at events that people love the strong community feel of our neighborhood. They love coming together at the various events and getting to know their neighbors. Well, the events do have a cost. We have talked about making more of the events members only. But frankly, we don't want to do that. It takes something away from the community feel.

So, are you a member? If so, thank you so much for supporting us. We truly appreciate it. But if you're not, why not? Please consider joining HMCAI. It matters, it's important to our community.

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**Quebec Alternatives Analysis Study Presentation by City & County
Personnel at April HMCAI Board Meeting
April 16 – 7 p.m. – The Molkery**

Representatives from the City and County of Denver will be attending the Association's April Board meeting (4/16) to provide an update on the Quebec Alternatives Analysis study. An article follows below on the status of the initiative. You can also visit this website for complete project information:

<http://www.denvergov.org/infrastructure/PolicyandPlanning/CurrentProjects/QuebecAlternativeAnalysis/tabid/444494/Default.aspx>

The purpose of the Quebec Alternatives Analysis has been to identify a solution that will increase north-south person trip capacity on Quebec Street from 6th to 26th Avenues. The study has focused on identifying possible solutions that range from minimal change to the right-of-way to major improvements achieved principally via widening of Quebec. The goal of the Study is to recommend an option to the City Council that would enable a solution to be phased in over a maximum of 5-10 year period. Funding would come from City and County funds as well as be matched by Federal program funds, so it is important to consider not only an effective solution, but also one that can be implemented in a reasonable time period, and be funded (in other words not require such a large commitment of the City and County's budget that the likelihood is its budget wouldn't be funded).

In early January (2014) the Project team, with guidance from the Alternatives Optimization Task Force - which is comprised of individuals representing affected and/or adjacent neighborhoods, businesses, and educational institutions within four blocks of Quebec, recommended that the (original 4) options be narrowed to two (2) final options. The City & County Project Team leads will provide a full overview of the initiative and the current final option recommendations.

The below link is the City & County's website for the project:

<http://www.denvergov.org/infrastructure/PolicyandPlanning/CurrentProjects/QuebecAlternativeAnalysis/tabid/444494/Default.aspx>

If you have any questions or concerns, our neighborhood representative Tim Fitzpatrick will be happy to talk to you. He can be reached at 303-246-9500.



Log on and search for "Historic Montclair Community"

District 6 Update

by Lois Court, House District 6



For many years, way before I became the State Representative from House District 6 in East Central Denver, I have been concerned about Colorado's ballot initiative process.

Did you know that:

- 24 states allow the placement of issues on their ballots for their voters to ratify or reject?
- Only 14 of those states allow their state constitutions to be changed by the people via the ballot?

- Colorado is the only state of those 14 that allows the exact same ballot process to change its state constitution and its statutory laws?

- Once a law is in our state constitution the only way to change any word of it is for it to go back on the ballot for the people to vote on again?

- When citizens want to get either a constitutional or statutory change onto the ballot, your elected representatives in the Colorado legislature have absolutely no role in any step of that process?

Many would say that all this makes Colorado a more democratic, more citizen-controlled state. I would agree that that was the intent of putting the citizen initiative process into our constitution, and that the rules about how it's done were also designed with that intent.

But although the initiative process was launched with noble goals, it risks becoming just another way for wealthy individuals and groups to subvert the democratic process and pursue their own agendas by bankrolling initiative campaigns. In his book "Democracy Derailed," former Washington Post columnist David Broder asserted that ballot initiatives are "part of the increasing alienation of Americans from the system of representative government that has served this nation for over two hundred years."

As Colorado goes into another election cycle where the ballot is likely to have up to a dozen citizen-initiated issues for us to make decisions about, we have to ask ourselves, is this process what is best for our state?

I continue to work on improving this process. Speaker Mark Ferrandino and I will be sponsors of a bill to revise some aspects of this process to make those who organize ballot initiatives more personally responsible for seeing them through the process. I am also pursuing a referred ballot measure (which is the work of legislators, not of the citizenry) to require a higher standard for voter revision of our constitution than for voter revision of our statutes.

After talking to many of you, my constituents, I'm confident that these are changes that have broad support in House District 6. Because what goes into our statutes, and especially our constitution, should be seriously considered by all of us.

State Rep. Lois Court represents House District 6 in east-central Denver.

Montclair School of Academics & Enrichment Update

By: Kate Douglas Kestyn – Montclair Parent and Neighbor

First off, we are pleased to announce that after a very intensive selection process, Montclair has a new Principal – Ryan Kockler – who will be starting in the fall. He was most recently at STRIVE Prep Lake where he was awarded a Governor's Award for Excellence for significant gains in the classroom. Ryan has a Master's in Educational Leadership and will be working with DPS to take on the role of Principal. And to further ensure a smooth transition, members of our Advisory Principal Selection committee and coaching and mentoring staff from the Office of School Reform and Innovation will work together to provide ongoing support to Ryan as he comes on board to lead Montclair. Welcome, Ryan!

ANNUAL PLANT SALE & FUN FAIR

We are excited to again be holding our annual PLANT SALE & FUN FAIR on Saturday, May 10th from 9:00 am – 2:00 pm. We would like to encourage everyone from the neighborhood to stop by and help support the school. There's something for everyone - beautiful flowers, vegetables, and herbs for your garden including the addition of four new sun and shade options to the highly cherished patio pot containers. And who doesn't remember the wonderful smell of BBQ from the Food Truck rally last year? Stay for lunch and enjoy some shopping at the street fair. If you know a business interested in having a booth or providing sponsorship, please contact me at 303-885-5597.

To get everyone excited about the event, a number of neighborhood parents will again be hosting a PRE-SALE GARDEN PARTY at the Molkery on April 10th from 5:30 – 8:30 pm. We will have garden experts on hand to help you plan your summer garden and answer any questions you may have. You'll also have the opportunity to order from a wide variety of plants at up to a 15% discount, while you sip some wine and enjoy tasty treats from neighborhood restaurants. Pre-ordering is a great way to guarantee that you get exactly what you want for this season, so mark your calendars! If you can't make it to the event but would like to order plants in advance and still save up to 15%, please send an email to plantsale@montclairpeak.org or call Leah Busam at 303-748-5625 for a catalog or more information.

Catalogues will also be available at plantsale.montclairpeak.org

SCHOOL GARDEN UPDATE

We are also excited to be relocating and expanding our School Garden this spring to the north end of the play field. This will not only provide more room for planting, but also give the garden more direct sunlight for a longer growing season. But, as you can imagine, this will be a big undertaking. So we are actively seeking donations of garden supplies (garden soil!) and also looking for trade contractors interested in donating materials or labor, as well as volunteers to help tend the gardens over the summer. Please contact Shawna Olsen at shawnaolsen@yahoo.com for more information.

FOOD DRIVE

Thank you to all of those donated food and checks during the March food drive for the Food for Kids Backpack Program at Montclair. Special thanks go to neighbor Paul Heitzenrater for organizing the annual event, the kids who helped deliver fliers, and Albertson's in Lowry for gathering food for the school.

(continued on Page 8)



Please join us for a fun-tastic neighborhood event...
benefitting the kids at the
Montclair School of Academics & Enrichment

**Montclair Plant Sale &
Fun Fair**

SATURDAY, MAY 10TH
9:00 AM - 2:00 PM
(Rain or Shine!)

Fun Fair
-Cash Only-
\$5
Wristbands **Did you know?** The Historic Montclair Neighborhood flower is the Red Geranium, which we'll be selling in flats, pots and hanging baskets. They'd make the perfect Mother's Day gift for Mom along with any of our other gorgeous local nursery grown flowers!

Montclair School of Academics and Enrichment • 1151 Newport Street • 720-424-5380

2014 Legislature in Full Swing *by State Senator Pat Steadman, District 31*



The Colorado General Assembly is back in session and the State Capitol is a busy place. Work is wrapping up on repairs to the Gold Dome. Its newly gilded shine is once again a welcome sight in our skyline. With 2014 being an election year, all the normal work of the legislature takes on a strange twist. It's been exciting so far, and it's sure to get more interesting as we approach May 7, the deadline in the state constitution for the session to adjourn.

I'm a member of the Joint Budget Committee, so I spend most of my time focused on the ongoing operation of state government, how we fund it, and how we hold the Executive Branch accountable. If you have suggestions or questions about services provided by the State of Colorado, please contact my office and we can help.

As Colorado's economy continues its slow recovery, the legislature will make key decisions to invest increasing tax revenues. The JBC must balance the budget and set priorities. This year we've improved funding for seniors, veterans and mental health services. We're upgrading driver's license offices, investing in construction on college campuses and increasing our reserve funds for a rainy day. We'll introduce the FY 2014-15 budget at the end of March.

So far this year the legislature has:

- Responded swiftly to last year's floods and fires
- Introduced bills to create jobs and spur economic development
- Shown bipartisan support for higher education funding and slowing tuition rate increases
- Started a hot debate on K-12 funding for public schools
- Prioritized affordable child care and services for people with developmental disabilities
- Passed my bill for same-sex couples filing joint income tax returns
- Defeated a proposal allowing bars to serve alcohol past 2:00 a.m.
- Taken up Gov. Hickenlooper's proposal for spending new marijuana taxes
- Turned back all efforts to repeal gun safety laws passed in 2013.

Please keep in touch to express your opinions and priorities. Let us know how the legislature is doing and how we can make Colorado a better place. Sign up for my email updates and come to one of my town hall meetings. Follow me on Facebook and Twitter, and visit my website for contact information and event listings: www.PatSteadman.com

Pat Steadman
State Senator, District 31
200 E. 14th Ave., 3rd floor
Denver, CO 80203

State Senator Pat Steadman is a Democrat representing Senate District 31 in Denver, Glendale and Arapahoe County.

Montclair School of Academics & Enrichment Update

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About two-thirds of Montclair's students qualify for free and reduced lunch at school. However, some of the hardest hit kids go hungry over the weekend. In some cases, their families are homeless, living in motels. Others are in the program temporarily, coping with a job loss or other family crisis. Each week that school is in session, volunteers fill packs with healthy foods for 24-28 families. We are funded by private donations and grants, including a recent grant procured by Paul Howard of Montclair Community United Methodist Church.

Canned food donations are accepted anytime (look for the colorful trunk in the front lobby!). If you have questions, want to make a cash donation or volunteer with the program, please contact Kelly Dwyer at 303-570-5679 or kellypdwyer@gmail.com.

Boulevard One and Parking

(as the 70 acre Buckley Annex is now named) by David H. McCord

The first residential development plans are under review by Denver and are an indication of success occurring for Boulevard One.

The below text (in part) is from their web site and regards the zoning applications recently submitted, dated February 25, 2014.

The Lowry Redevelopment Authority has submitted zoning applications for the first two residential areas in the Boulevard One neighborhood. In order to alleviate neighborhood concerns about parking, the LRA requested a condition to allow for parking ratios consistent with the old Zoning Code, which applied to the rest of Lowry. The City Community Planning & Development Department determined that the requested parking condition was inconsistent with the Zoning Code. To the LRA's knowledge, modifications to parking zoning requirements have not been granted anywhere within the City & County of Denver. The applications are being resubmitted without the condition.

Fortunately, at Lowry, parking ratios can also be managed through the community design guidelines. The guidelines set minimum parking ratios consistent with the old code, which applied to the rest of Lowry. the Lowry Design Review Committee has granted only 18 variances, none of which involved parking.

As best I can determine, single-family detached dwellings must have two parking spaces. Guest and visitor parking will be on public streets and all single-family residences will be on public streets – curb-to-curb street width to be determined.

The following parking standards apply, from Table A.2.3

Single Family	2	off-street spaces/lot
Detached Accessory Dwelling	1	off-street space/unit
Duplex	2	off-street spaces/unit
Row House	2	off-street spaces/unit
Multifamily	1.5	off-street spaces/unit
Office	2/1,000	(gross)ft ²
Retail	5/1,000	(gross)ft ²
Eating/Drinking	5/1,000	(gross) sf

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Boulevard One and Parking (continued from previous page)

Guidelines

- consider sharing of parking between compatible uses
- avoid use of tandem parking

A quick review of parking codes in metro area jurisdictions yields the following and that Boulevard One's parking is less generous than that of our urban neighbors:

Aurora: Two spaces per single-family, in garage or driveway behind the front yard setback plus two guest spaces per unit. Most single-family dwellings in Aurora will have at least two in garage spaces plus a double width driveway plus on-street parking in most cases.

Two-family homes – two spaces plus one guest space per unit.

Single family attached townhouses – two spaces per unit plus one guest space per each two units. Multi-family, one space per efficiency unit, 1.5 spaces per one-bedroom unit, guest spaces at 15% of spaces.

Retail: 4 spaces per 1000 sq ft gross floor area

Restaurants: 1 space per 3 seats

Lakewood: Minimum one space per dwelling unit and 4 spaces per unit for single family

Multifamily, minimum 3 spaces per unit, 2 in urban context.

Retail: 5 spaces per 1000 sq. ft. gross floor area

Restaurants: 8 spaces per 1000 sq. ft. floor area

Parking promised for use by Schlessman Library patrons remains a commitment of the development at the southwest of 1st Avenue and Quebec (retail, office, etc.). No plans are in review at this time.



If you do find yourself in need of moving, contact Denver Boulder Real Estate, your neighborhood real estate experts. We are conveniently located on 8th Avenue, just east of Trader Joe's at Birch St., stop by any time!

Or call Deb Goetz, Realtor®, Broker/Owner at 720-628-9502, she would be happy to meet and discuss your real estate needs. *Mention this ad, and we'll honor a Baron discount ~ 1.902% listing side commission! The year Montclair was annexed to Denver!*



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This opinion piece is being published anonymously in order to protect the address of the author

Our Montclair home was burglarized. If our neighbors knew our names, could it have been prevented?


My family's home was broken into on an unremarkable morning last fall. I left home for a brief appointment, and returned to ransacked rooms, missing personal property and documents, and a wholly unfamiliar sense of insecurity. If you've never been a victim of property crime, I can tell you that it's confusing, infuriating and terrifying to think of someone forcing their way into your home, walking through your kids' bedrooms, assessing your belongings and taking what they want.

After talking to the police, I walked to each house on our block and the next block to inform my neighbors of the break-in. Even though we've lived on our street for a few years, I introduced myself for the first time to most of these neighbors on this day.

What I learned from my neighbors was astonishing.

Of the four people I spoke with, three had their properties burglarized in the past year or two. Three out of four! In fact, crime records indicate that last fall approximately 12 homes within the Montclair boundaries, other than my own, experienced a break-in. And I had no idea.

Because we don't personally know and regularly communicate with our neighbors, we're not working together to protect the families living closest to us, and our neighborhood as a whole. I realize it's possible that the lack of communication on our block may be an unfortunate exception. But in case we are the rule, please let the following be what you take away from this piece: **GET TO KNOW, AND KEEP GETTING TO KNOW, YOUR NEIGHBORS.**



Valerie Alford
Broker Associate

303.641.6823
Valerie@valeriealford.com
www.valeriealford.com

*Denver's Rich History
begins at Home*

In the days and weeks following the break-in, I wished I felt that the detective assigned to our case was doing more. He wasn't quick to respond to communication, and it was obvious that he wasn't interested in investigating the details of our specific case. He was interested, however, in lowering expectations that anything would come of it. The experience easily convinced me that we, the residents of Montclair, are the best protection we have.

Through the research I've done in the months since the incident, I've been reminded of the safety tips that you tuck away in that "it'll never happen, but just in case" brain space. Suggestions like keeping your property well-lit and lawn well-kept, investing in a security system, always locking your windows and doors, and not allowing mail, newspapers or flyers to collect outside now carry new meaning in my day-to-day life. I also learned statistics that I didn't previously know, some of which make me long for a return to days of blissful ignorance. Information like the majority of burglars strike during the day, they identify and may track the schedules of their target before striking, and most need quick money for

(continued on next page)

Our Montclair home was burglarized

(continued from previous page)

expenses or addictions so they're often searching for cash, or for jewelry, electronics and other items that they can easily sell.

Something that has stood out to me in particular, though, is an idea that appeared in a number of news features, which came straight from the mouths of apprehended or reformed burglars. They say that a top deterrent to burglars is a neighborhood that feels cohesive, where people talk to one another, there is an appearance of a formal or informal neighborhood watch, and where the neighbors seem alert or even nosy.

The good news is that being a good, alert and nosy neighbor, or becoming one if that's the case, is not particularly difficult. The basic advice from law enforcement agencies is to get to know the neighbors on either side of you and also the three directly across the street. If you live on a parkway or across from a park, consider modifying your circle to include neighbors across the alley. Know their names, the cars they drive, and their phone numbers. Establish enough trust that they wouldn't hesitate to call you at any time if they notice something or someone remotely questionable on your property. Do this, and you've just multiplied the number of trusted eyes who can protect your home when you cannot.

And if your own instinctual red flag goes up, alerting you that something, even if you can't pinpoint it, just doesn't seem right, then listen to that inner voice. It's our shared responsibility as good neighbors to report unusual incidents to the police. You can do so anonymously if you'd like, and every day if needed. To relay what one officer said to me recently, our job as residents is to be aware of our surroundings and to report to police if anything is amiss, and it's their job to promptly investigate. They need our help to monitor the neighborhood. We all have to work together to protect our community.

When I drive our tree-lined streets, take our kids to a park, or enjoy one of the many neighborhood events here, I feel so grateful to have found Montclair. I'm preaching to the choir, I know, but this neighborhood really is a gem. Montclair is generally quite safe and continues to be incredibly desirable. But that means it will also continue to be enticing for crooks.

The key to a cohesive neighborhood is instilling a sense of community and the feeling that our families are a part of something that's solid, special and safe. Be vigilant, stay informed and most importantly, talk to your neighbors and maintain a connection. If, through this simple action, we can make one criminal think twice about targeting our homes and our neighborhood, we're all better off.



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Spring Gardening 2014

Those who are eager to clean up their gardens can begin the process before the ground has defrosted. This may minimize compaction of the soil, which is very important in our part of the world. Leaves can be raked and composted, ornamental grasses cut down, spent perennials cut way back, broken and fallen branches cut or gathered and disposed of. You can enjoy the English primroses in your windowsill before planting them in your garden when the soil is a little warmer.

If the weather has warmed enough to allow us to turn the soil then it is time for all kinds of garden activities. One can move shrubs, roses and perennials while still dormant (before they develop the buds for their first leaves.) You can dig and replant or discard any volunteer seedlings. They can also be potted and given to others in need of plants. If it hasn't rained or snowed be sure to give your bulbs and other smaller plants a good soaking once a week. You should turn 4" of compost into your planting beds and till to a depth of 8" if possible. Cold hardy vegetable and flower seeds can be sowed and or plants planted. This includes peas, radishes, spinach, lettuce, kale, cabbage, broccoli and its relatives, pansies, wild flowers, and perennial flowers and some annuals such as snap dragon and cosmos. More tender vegetables and flowers can be started in pots inside so they will be ready to plant when danger of frost is gone. They should be "hardened off" before planting by leaving them outside in a protected place for a week or two. You can also plant seed potatoes in trenches 4" deep and 12-18" apart. Cover with 6" of compost or straw adding more when the first leaves appear. Potatoes are a wonderful adventure for children to grow. About mid-season they produce tiny new potatoes, which can be dug and eaten, and later in the season through fall one can dig for buried treasure of full-grown potatoes. Norgold Russet and Superior are two early maturing varieties that could be tried. If you are looking for new plants to add to your gardens check out those that are labeled 'plant select' as they have been tested and selected for our area. Many garden centers carry them.

Perennials can be divided when their first leaves appear, tossing out the woody parts. Your lawn should be aerated leaving the plugs in place to decompose. If you didn't do this in the fall, you should cut down your raspberry and blackberry canes especially those that produced the year before. Roses can be pruned to just above a fat green bud that faces outward. Don't forget to mulch your beds to conserve moisture and prevent weeds.

As a continual reminder, if it is really dry (as it often is,) with no snow cover, and the temperature is above 40 degrees F, you should deeply 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.



WE NEED YOU!
YOUR NEIGHBORHOOD CALLS

Historic Montclair Community Association Membership Drive

Membership dues are essential to continuing the events which unite us, the neighbors of Montclair. And it may surprise you to know the impact your membership has on all households in our neighborhood!

For only \$20 annually per member household, HMCAl sponsors and organizes these community-building events:

- Easter egg hunt
- 4th of July picnic
- Bi-annual neighborhood garage sales
- Adults-only reception
- Halloween party
- Treats with Santa and holiday party

JOIN NOW
Mail in the form on the back of this newsletter

HMCAl publishes the Montclarion newsletter, serves as a liaison with Denver metro, and proudly maintains the Moltery with flowers during spring and with holiday lights in December. Join in the fun and become a member today!

We need your help to continue these services!
Please consider joining HMCAl, your neighborhood association.

Historic Montclair Community Garden Has Openings for Fifth Annual Season

By Karen Hickey

Would you like to grow vegetables, fruit, herbs or flowers but don't have the space? Do you dream of producing rutabagas, radishes, raspberries, rosemary or roses? If so, the Historic Montclair Community Garden could be just the place to fulfill your horticultural ambitions. The garden has plots available and will open as soon as weather and soil conditions permit.

Tucked off-street in a residential block in the north part of Historic Montclair (1400 block of Niagara), the HMC Garden is a splendid urban oasis. The garden has 32 plots, numerous shade trees, an attractive fence and entrance sign, a heavy-duty picnic table and many chairs.

Each gardener chooses his/her own specialty crops and gardeners have a joint pumpkin and squash plot. The Montclair farmers use various planting techniques: raised beds, small square gardening, trellises and wire structures.

Community members are encouraged to visit. The HMC Garden makes a good destination for bike riders, walkers, joggers and dog-exercisers. It can be a great place to show out-of-town visitors. Children/dogs that are well behaved are always welcome.

Tony Siegert, who owned the house just south, started the garden in 2010. He was joined by a group of Historic Montclair residents and friends who helped put in the plots, the watering system, the fences, and the mulched paths. This little group turned an eyesore vacant lot littered with trash into a beautiful area. The land belongs to the owner of the shoppette to the north on Colfax, who graciously leases it at no cost to the garden.

The fee for a plot is \$35. That amount covers water, compost, some garden supplies and repairs. For information contact Karen Hickey kh1211@comcast.net or 303-321-3542.

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I'm your neighbor and I can help...
Member City of Commercial Planning & Zoning Commission

Chores <ul style="list-style-type: none">- Spring cleaning- Yard work/lawn- Garden- Household chores	Repairs <ul style="list-style-type: none">- Plumbing- Electrical- Painting- Sprinklers	Special Needs <ul style="list-style-type: none">- Driver<ul style="list-style-type: none"># Dr. / Dr. / Frs.# Bank / Store- Cooking
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Tim Fitzpatrick
(303) 246-9500

Montclair Resident/Member HMCAI
tmfitz09@yahoo.com

 **MOUNTAIN HIGH**
Tree, Lawn & Landscape Co.
In Harmony with Nature. In Partnership with You.

 **Call for a free estimate on any tree or landscape needs:**

- I am your Tree and Landscape Consultant in this neighborhood.
- Over 30 years in this industry.
- Honest. Knowledgeable. Enjoy helping people.

Terry Schroder,
Certified Arborist
303.232.0666
Direct: 303.457.5890
terry@mhtree.com

mountainhightree.com

Home Sales 2013: What a Year It Was

Over 235 homes sold in the Montclair neighborhood (6th Avenue north to Colfax, Holly St. east to Quebec St.) in 2013, an increase of 63% from 2012 (138 homes sold).

Our hidden gem has been discovered! For the first time, we had several properties sell for over \$1,000,000. Overall, we saw an increase in property values, a decrease in the number of days on market it took for properties to sell and a closer margin of list price to actual sales price. These trends are reflected across most of Denver as well as our neighborhood.

We are seeing a very low inventory of homes for sale as we come into 2014. There is less than a 2 months supply of homes for sale Denver Metro wide. So, if you were thinking of selling your home, now would be a great time to make those repairs, spruce up the house, engage an experienced and knowledgeable realtor and put your house on the market!!!

For questions or further information please contact me at:

Gail P. Wallace, Coldwell Banker Devonshire
gailpwallace4@gmail.com
www.coloradahomes.com/GAILWALLACE
303-903-5750
Living and working in Historic Montclair

List Price	Str #	Dir	Street Name	# Baths	# Bdrms	SqFt	List Price	Str #	Dir	Street Name	# Baths	# Bdrms	SqFt
\$1,525,000	770		OLIVE	5	6	8044	\$550,000	701		MONACO	3	3	2956
\$1,275,000	6901	E	12TH	5	5	5552	\$549,750	755		MONACO	2	4	3136
\$1,125,000	701		LOCLUST	5	4	4977	\$515,000	748		MAGNOLIA	3	4	2404
\$1,090,000	630		ONEIDA	4	4	3095	\$575,000	767	N	MONACO	3	4	2627
\$949,900	820		LEYDEN	5	7	5577	\$499,000	660		ONEIDA	4	4	3121
\$925,000	729		BERSEY	5	5	4993	\$500,000	725		MONACO	2	4	3138
\$850,000	6037	E	6TH AVENUE	3	5	4383	\$480,000	785		KRAMERIA	3	3	2023
\$950,000	820		KIARNEY	4	5	5540	\$499,000	900		MAGNOLIA	3	4	2456
\$895,000	713		LOCLUST	6	6	6138	\$475,000	627		ONEIDA	2	3	2154
\$799,900	1232		OLIVE	4	4	4433	\$485,000	700		KIARNEY	2	4	2496
\$774,500	925		LEYDEN	5	6	4679	\$479,000	645		KRAMERIA	3	3	2326
\$749,500	635		ONEIDA	4	5	3472	\$489,000	1200		HOLLY	3	4	2589
\$730,000	3002		PONTIAC	4	4	2955	\$485,000	745		MONACO	3	4	2563
\$699,000	949		LEYDEN	4	4	4023	\$479,900	1045		NEWPORT	2	4	2386
\$750,000	6800		RICHTHOFFEN	4	4	3649	\$475,000	643		OLIVE	3	4	2412
\$690,000	965		LEYDEN	4	4	3632	\$468,000	791		POPLAR	3	5	2348
\$695,000	827		LOCLUST	4	4	5533	\$497,500	700		JASMINE	2	4	2082
\$485,000	620		BERSEY	3	3	3496	\$458,000	1350		MAGNOLIA	2	3	1500
\$734,900	620		KRAMERIA	5	4	4522	\$434,900	845		PONTIAC	3	4	2130
\$609,700	3005		LEYDEN	4	4	3201	\$400,000	740		KIARNEY	2	4	1654
\$649,000	948		LOCLUST	5	6	4763	\$458,999	778		POPLAR	3	5	2348
\$625,000	620		BERSEY	3	3	3496	\$450,000	741		WANHOE	3	3	1692
\$625,000	940		MONACO	4	4	3577	\$434,000	943		Jersey	5	4	3049
\$625,000	6021	E	6TH AVENUE	2	4	3366	\$489,900	640		KIARNEY	2	3	1862
\$575,000	900		MONACO	3	4	3059	\$415,000	850		MONACO	2	3	3563
\$562,000	1040		HOLLY	2	3	2624	\$449,000	798		NAGARA	3	4	2533
\$500,000	821		MONACO	4	4	4499	\$443,950	915		KIARNEY	2	3	1825
\$580,000	760		PONTIAC	3	4	3784	\$434,500	1120		PONTIAC	2	5	2364
\$579,900	746		MONACO	3	4	3308	\$424,900	791		LEYDEN	2	4	2330

**SAVE THE DATES
HMCAI's Events for 2014**

Event	Date
Easter Egg Hunt	Saturday, April 19th: 10 a.m. to 11:30 a.m. The Moltery and Montclair Park
Montclair Neighbors Garage Sale	Saturday, May 17th: 8:30 a.m. to 3 p.m.
July 4th Annual Picnic	Friday, July 4th: 10 a.m. to 2 p.m. Music begins at 10:30 a.m. Montclair Park
Adults-only Reception	Friday, September 19th: 6:30 p.m. – 8:30 p.m. The Moltery
Montclair Neighbors Garage Sale	Saturday, October 4th: 8:30 a.m. to 3 p.m.
HMCAI Annual Meeting	Wednesday, October 15th: 7 p.m. – 9 p.m.
Halloween Haunting Kids Costume Party	Sunday, October 26th: 11:30 a.m. – 1:30 p.m. The Moltery
Treats with Santa	Saturday, December 13th: 10:00 a.m. – 12:00 p.m. Santa arrives promptly at 10:30 a.m. The Moltery
HMCAI Board Meetings	3rd Wednesday of each month: 7 p.m. The Moltery Months of January through November, 2014

If you are not yet a member of Historic Montclair Community Association, please consider joining. If you have not renewed your 2014 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. 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.

2014 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