



The Montclarion

Founded 1907

Denver, CO

2nd Quarter 2016

www.HistoricMontclair.org

HistoricMontclair@gmail.com

Celebrate July 4th in Montclair Park with HMCAI

WHEN: Monday, July 4th at Montclair Park

TIME: 10:30 AM-2:00 PM. Dixieland Express jazz band will be playing festive favorites from 10:30am-1:30 p.m.

WHAT: Festivities include a bike parade, games, live music, a fire truck, and food.

PHOTOS: Will be posted on our neighborhood website, HistoricMontclair.org, and on our Facebook page, "Historic Montclair Community."

BRING: A blanket & beverages for the family. It will be hot, bring more than you think you need! Reusable containers are encouraged, trash facilities are minimal.

EVENT SCHEDULE:

- 10:30 a.m.: Live music begins
- 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 his or her 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.

COST: If you are a current HMCAI member, your entire household attends for FREE. For those who have not joined HMCAI, the cost for the picnic is \$5/adult (11+) and \$3/child (ages 3-10). Children under age 3 attend at no cost. You may join HMCAI at the picnic. The membership table will be under the trees at the west end of the park. The annual cost is \$20/family and \$10 for seniors. Membership in HMCAI includes many seasonal activities and the members-only adult wine and cocktail party in the fall.

*****VOLUNTEERS NEEDED***** : We are in GREAT need of volunteers for this event! We need volunteers to help with set-up/clean-up, games, the bike parade, food service, and tickets/membership. Email Valerie Alford at Valerie@valeriealford.com with your availability, or call Valerie's mobile # 303-641-6823. Please help your neighbors, friends and family enjoy this treasured community event.

WEATHER: Rain or shine, we hope to see you there!



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Log on and search for "Historic Montclair Community"

Neighborhood Parks Updates

The long-neglected southeast corner of **Denison Park** at 11th & Quebec will finally receive some attention this summer. Montclair neighbors remember the Denver Water station that was located on that parcel for many years and was demolished in 2009 after the new recycled water pumping station was completed on the east side of Quebec at 11th. Denver Water conveyed the parcel to the city of Denver in 2012 with the intention that it be integrated into the park. Work beginning this summer includes demolishing the former building's foundation, regrading and seeding the area, and installing irrigation. The area will need some time for the seeding to establish and will need to be fenced and excluded from active use for this year. Denver Parks Dept. hopes that this could be a first phase of other functional and environmental improvements at the park in the near future. The demolition component of this project is significant and will allow for the restoration to be more sustainable and better integrated with the rest of the park.

Anyone who has attempted to play tennis on the court in **Montclair Park** knows it is unplayable and unsafe due to large cracks, chipped and crumbling surface, and weeds growing through the cracks. Denver Parks and Rec is aware of the condition of the court and plans to address the weeds and clean off the court. Unfortunately, the court is not on the repair list for this year but is included on the capital improvement project list for 2017. The cozy court is a longtime favorite of east Denver residents. It is the only tennis court in Montclair and is located within the historic district of the neighborhood.

Looking for a PreK or Kindergarten Program?

<p>Paddington is STILL enrolling for 2016-2017!</p> <p>Space is limited. Call or go online to set up a tour.</p>	<p>Paddington Station Preschool</p>  <p>Cultivate • Collaborate • Inspire</p> <p>1301 Quebec Street 303-333-9154 www.paddingtonstation.org</p>	<p>Paddington participates in the Denver Preschool Program, which provides preschool funding for all PreK students. (dpp.org)</p>
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Flower Power

Did you know that Montclair has an official flower? It does, and it's the red geranium. Here's how it came to be, according to *Richthofen's Montclair*, by Thomas J. Noel:

The Montclair Improvement Association formed in 1907 preceded today's HMCAI. It sponsored an annual picnic in the park, dances and other socials. It also worked diligently to enhance Montclair. Mrs. Denison, wife of Chief Justice John Denison of the Colorado Supreme Court (and early Montclair resident for whom Denison Park is named), organized a beautification committee that annually awarded ten dollar prizes for the best kept lawn, best flower garden, and most attractive and profitable kitchen garden. In 1912 "after careful consideration," Mrs. Denison's committee chose a neighborhood flower for Montclair -- the red geranium. "It is hoped," the ladies told association members, "that every yard will contain along with other plants at least one bed of geraniums."



Although Montclair no longer has a beautification committee, neighbors are encouraged to show their neighborhood spirit and plant some red geraniums in their front yards.

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From the Desk of Councilwoman Mary Beth Susman, City Council District 5

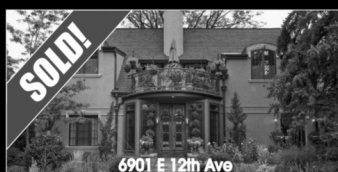
Two weeks ago I attended the kickoff of Denveright, the city's just launched community-driven process that challenges the City and Denver residents to help shape how our city evolves in four key areas: land use, mobility, parks and recreation. Over the next few weeks and months the city will begin to develop four coordinated citywide plans guided by input from community members that will chart the course of the Mile High City over the next 20 years. It will also help to identify the more immediate needs of our community.

Did you know it takes ten times as much space to move a person by car than it does any other mode of transit? Historic Montclair needs more transit options and we need to make our current transit options better. I am excited that the plans for the bus rapid transit (BRT) along Colfax continue to chug along. Historic Montclair could also use better bike infrastructure for those who want to travel between home and the great parks, restaurants and shops in our neighborhood.

At this kickoff I heard a profound statement that resonated with me. Debra Campbell, Assistant City Manager of Charlotte, said "Plans without implementation are hallucination." I couldn't agree more. In order to get effective implementation we need to establish benchmarks and milestones and we need informed neighbors who know their communities in and out to participate in this process.

The first community meetings are currently being planned. Stay tuned to this newsletter and to my newsletter to stay informed on these happenings. If you aren't already on my email list email me at councildistrict5@denvergov.org to be added to my newsletter.

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REAL ESTATE

Summer Gardening Fun at Paddington Station

by Paddington Science Teacher, Wendy Barclay

Spring and summer bring wonderful opportunities to share and cultivate a love of gardening with our preschool and kindergarten students. A garden provides a setting that allows kids to explore the integration of plants and animals, observe how things change over time, and understand where our food can come from.

During the last month of school, students explored seed dispersal and sprouting, root systems, pollinators, and other garden critters. The students planted a variety of vegetables and flowers in the raised garden beds on the western end of our larger playground. While working in the dirt, we explored what plants need for survival and how we can protect and encourage their growth. Our Kindergarten students made signs to help us all remember how to care for our gardens.

Students who are participating in the first session of our summer camp have the opportunity to further explore gardening fun. Teachers will provide a variety of materials for play under the unifying theme, "In the Garden." Campers will have opportunities to learn more about ladybugs, worms, vegetable tastings and much more. On those hot summer days, the water play delights of the garden hose will surely bring much joy!

Having a school garden is a wonderful thing, but keeping it thriving during summer months can be a challenge. Many of our parents have generously volunteered their time to come during the summer weeks to weed and water the garden beds. We are so grateful for the support the families have offered. It takes a village to grow a garden!

When students return to school next fall, we hope to have mature and happy gardens to further students' explorations. We will also expand our composting program so students can explore how their food scraps can change into a product that helps our garden. Composting is valuable in helping kids understand ways they can help take care of our earth. Children are wonderfully curious, and giving them a garden in which to play opens up so many opportunities to get messy, have fun, and explore the world. For more information about Paddington Station Preschool, please visit our website at www.paddingtonstation.org or call 303-333-9154.

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Montclair School of Academics & Enrichment Update

By Kate Douglas Kestyn – Neighbor and Montclair Parent

With the end of the school year comes that time for a little reflection...and adjusting to the summer routine...and looking ahead to next year. We are so proud that we have had such a successful 2015-2016 school year!

Have you seen the new garden? Thanks to the generosity of TerraCare Associates, and a grant from the Colorado Garden Foundation, we completed our school gardens! We have built raised beds for each classroom in the school. Feel free to come over anytime and take a tour to see all that is growing!

The garden would not have been possible without the help of many volunteers. Parents, students, the staff at TerraCare Associates, and our NEIGHBORS! I won't name names, but thank you! In fact, our neighbors play a big role in the school. Did you know that one of our neighbors coordinated the Montclair Valet Program (MVP) this past year? For those of you not familiar, it's the program that gets children to their waiting rides after school, greatly improving safety and the flow of traffic in the neighborhood. Again, you know who you are - thank you!

We're always looking for volunteers. There's something for everyone. Would you consider getting involved at the school? If so, please feel free to contact me for more information at kateadouglas@hotmail.com. Below is just a partial list of the ways our neighbors help:

- Fill Backpacks with food each week for families who would otherwise struggle to eat on the weekends
- Provide classroom support
- Help in the garden
- Assist with our Green Paws program – our school sustainability initiative
- Attend Field Trips as a chaperone
- Volunteer at events like the Book Fair
- Provide general administrative support
- Do an MVP shift – it's just 15 minutes of time after school

The kids would love it!

As we look to the 2016-2017 school year, we still have a few spots available. If you are interested in having your child attend, or know someone who is, I encourage you to contact the school office 720-424-5380 or the Denver Public Schools Enrollment Center at 720-423-3493.

We also encourage each of you to attend our annual neighborhood potluck and fundraiser on September 10th from 4:00 – 8:00 pm. This is a great casual community event, with food, drinks, games for adults, and a silent auction. We will again be hosting it at our home – 935 Oneida Street. Please join us!


Wishing you all a wonderful and safe summer!

**Questions?
Concerns?
Suggestions?
Have an idea for an article?**

**Contact the HMCAI Board at
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Tasty Recipes for Your Next BBQ

Green Bean and Potato Salad

2 lbs. small red new potatoes
2 cloves garlic
Kosher salt
1/4-1/3 cup sherry vinegar
1/4 -1/3 c extra virgin olive oil
1/2 lbs. haricots verts, stem end removed
1/2 cup pitted and slivered Gaeta or Kalamata olives
1/2 bunch finely chopped fresh oregano leaves oregano
3 scallions thinly sliced diagonally
A pinch of red pepper flakes

Boil potatoes and garlic in salted water until tender, approximately 15-20 minutes. Cool until able to handle but still hot. Cut potatoes in half into large bowl. Chop garlic and add to potatoes with 2 tablespoons of vinegar and olive oil. Season with salt. Bring another pot of salted water to boil and add beans cooking until tender (approximately 5-6 minutes) then drain and immediately immerse in water with ice cubes to stop the cooking process. When cooled, drain and cut beans in half. Add beans, olives, oregano, scallions and red pepper flakes to potatoes. Stir to combine. Taste and adjust seasoning as needed.

Crunchy Napa Cabbage Slaw

2 qts. coarsely shredded Napa cabbage
12 oz. snow peas, strings removed and thinly sliced lengthwise
1 1/3 cups each thinly sliced radishes and green onions and lightly packed cilantro leaves
Creamy soy dressing
2/3 cup slivered toasted almonds

Combine cabbage snow peas, radishes green onions and cilantro. Add dressing to taste, mix to coat and add almonds.

Creamy soy dressing: Whisk together 1 T sugar or stevia and 3 T white wine vinegar, 1 T. soy sauce, 1 minced garlic clove, 1/2 tsp each ground ginger and toasted sesame oil plus 1/4 tsp. cayenne pepper. Blend in 1/8 cup Greek yogurt and 1/8 cup mayonnaise. If needed, add a bit more of the last 2 ingredients.



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In the News for 30 Years

by Veronica Dolan

This 2nd quarter edition of the Montclarion is its 30th anniversary issue. I was the first editor. Here's what I remember of its birth.

When Virginia Oredson became our president in 1986, there was little money in the bank, no current list of paid-up members, and few volunteers, other than board members, willing to help. Worst of all, we had no newsletter. Notices of quarterly membership meetings, house tours, picnics, kid classes and other community events were mailed to members on post cards or single sheets of paper mimeographed at somebody's office, folded in half and stapled.

Virginia could not tolerate such inefficiency. She wrote a wonderful letter to members asking for help. The gentle plea (reminiscent of a missionary begging for aid to his dying flock) made anyone with a conscience feel like a criminal for not "giving back" to the Montclair community. Her words stung. And before you could say an act of contrition I was volunteering to start a newsletter. By then I'd been a professional writer for 30 years and thought it would be easy. Little did I know.

I had forgotten that I'm a mechanical klutz, had a love/hate relationship with my computer (I believe it's possessed) and didn't have a program for "how to produce a newsletter." In addition, it seemed I was the only member in MCA (our name until 1990) with both a background in writing and a guilty conscience. I was on my own.

GETTING STARTED

We wanted the first issue to be dramatic so in addition to Montclair news I ran stories of summer programs being offered by the libraries, museums and other city agencies. I included activities of the Boys Clubs of Metro Denver (now Boys and Girls Clubs), Boy and Girl Scouts, news of sports teams being formed for kids, summer camp and swimming pool information, among other items. It took me about a month of calling around to gather all the facts and type them into my diabolic computer.

The articles filled 12 pages and included a membership coupon. Lacking editorial help from any budding journalist in Montclair, I wrote every single word, printed every page, cut and pasted everything to fit. Then it was off to the printer. Can't remember the exact print run but it was probably around 150. I picked up the copies two days later, stapled them myself -- on three sides -- to save a \$12 printer's fee, applied all labels and moistened and affixed every stamps. Peel-off stamps were not yet available. Then I hauled a large box of newsletters to the post office.

FUNDING EVENTS

Our board had voted to publish six newsletters a year. Five would be mailed only to members. The sixth would be hand-delivered on the first Saturday in October to every home in our neighborhood. There was just enough money in the bank to pay for the June/July and August/September issues, plus the picnic, which was then free to members. The picnic was not as lavish as it is today and certainly not as expensive. We served hot dogs, hamburgers, watermelon, chips and lemonade. Realtor Linda Law donated a sheet cake. There were no flags, red, white and blue decorations or a live band. We were too poor to afford such luxuries.

I manned a membership table hoping enough renewal coupons would be returned with checks to pay for the big October edition. Only the October issue would have ads to help defray expenses. Virginia and I sold ads at \$25 for business card size, \$35 for a quarter page and \$100 for half the back page. Linda Law and Rose's Cafe always bought the back cover. I was a mediocre and reluctant ad seller and was delighted when Sue Saunders took over for me in the third or fourth year of the newsletter.

We had no idea how many October issues we'd have to print (and pay for) to give one to every home in Montclair. So Millie Grant (our treasurer) and I drove up and down every street and avenue from Quebec to Holly, between Sixth and Colfax and counted houses. I think our total came to 3,000. We recruited 30 volunteers, including board members, to deliver. They had a choice of taking both sides of an entire street from Sixth to Colfax or a half street from Sixth to Tenth or Tenth to Colfax.

We found some wonderful parents who made a family activity out of the chore. They loaded up their little red wagons with their toddlers, newsletters and sometimes dogs and set forth, dispensing free news of summer fun and greeting old and new neighbors. Older kids also helped. Many deliverers were so gung-ho they tried to recruit new members for MCA. Everyone seemed to have a good time and most signed up for the job every one of the five or six years we delivered that way. We never got rained out or had to cope with snow.

PACKING UP

Our printer, who delivered the 3,000 October newsletters to my house, had packed them in bundles of 50, making it easier to count out the correct number for each deliverer. My husband Bob and our children helped count out and put them into one or

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In the News for 30 Years

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more plastic shopping bags Safeway had donated. Quantity depended on the number of houses Millie Grant and I had counted. Bob and daughter Rebecca delivered to the 30 deliverers. A big job that Millie and Bill Grant took on the next two years. Later, Sue Saunders delivered to the deliverers but I always did the counting and packaging.

I think my neighbor, attorney Bill Newcomb, provided address labels for the first two issues that were mailed only to members. Then Pat Smith took over that job and held it for at least the next five years, probably longer. She not only typed labels, she paid for them. Ellen Dumm also did labels.

We followed this routine for five years. I wrote all or most of the six annual newsletters, dealt with the printer and the post office, applied labels and stamps, and counted and packaged for the deliverers.

I was able to contribute so many volunteer hours to MCA because I was a freelance writer and public relations consultant and worked from a home office. I could plan my time to suit myself or my family or clients. Also, I loved what I was doing, had lots of fun and met some wonderful people. But when I landed a lucrative six-month p.r. project in 1991 it all came to an end. The client actually expected me to do some work in Boulder. I couldn't edit the next three issues.

FINDING AN EDITOR

It was impossible to find anyone willing to edit six issues every year so I think this is when we became a quarterly publication. I think Fred Jeffries took over from me and different people edited one or two issues for a while after that, not four. I can't remember them all. I do recall Gail Barry and Tom Hames edited, as well as Kathy Lamos and Matt Bortz. Nancy Mucker was editor from 2006 to 2014 while she was president. Carrie O'Shea has been HMCAI president and newsletter editor since summer 2014.

Over the years things improved for the editor. We never had dozens of members demanding writing assignments, but board members contributed dozens of stories. Dave McCord and Larry Farin, both good writers, kept tabs on the Lowry development, the library move from Jersey Street, Air Force changes to their finance center, zoning squabbles, among other issues, and submitted articles about their findings. Our treasurer Gail Barry, a landscape designer, wrote about gardening and provided recipes. Bill Hansen tested readers' ability to recognize today's houses from old photos and historians Tom Noel and Fred Jeffries wrote about Montclair's early days. Other board members submitted book reviews, restaurant reviews and school reports. It was years before parents sent in stories about school activities.

Our finances also improved. Memberships rose, our dues went from five to ten dollars, many renewers added a donation of five or ten dollars; occasionally fifty or one hundred. We were finally able to hire a direct mail service for mailings to members. After the board voted to hand-deliver all four issues of the newsletter to every one of the 3,000+ homes in Montclair, we were able to hire a company for that.

HIGH TECH

I think it was during the presidency of Kathy Lamos, 1999-2001, perhaps later, that Matt Bortz began volunteering to do all the computer magic our new printer required to bring us into today's high tech world. He has computerized ads and copy for every edition for more than ten years. Matt is the kind of volunteer every not-for-profit agency hopes to recruit.

Until about ten years ago the newsletter had no name. The masthead was borrowed from the 1985 mimeographed bulletins sent to members. It had a sketch of a little house and our initials, MCA or HMCAI. Bill Hansen made us respectable by merging two words, Montclair and clarion.

I didn't work directly with many others who contributed to the Montclarion in later years so I don't know their names. My 87 year-old brain no longer fires on all cylinders and trying to remember events of 30 years ago is difficult. If you spot an error send me an email and I'll correct for our archive. I'm at drv1@q.com.



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Lowry Development Update

By David H. McCord

Whatever happened to the Lowry Vista Development?

Lowry Vista is the 78-acre still vacant site on the north side of E. Alameda north of Windsor Gardens and is part of former Lowry Air Force Base. The location includes the one-time and capped-off Base landfill and is in part in the short term runoff storage created by the detention pond to control downstream flooding of Westerly Creek that crosses the base and exits just west of Yosemite St. on E. 11th Ave. Neighborhood groups and the City of Aurora opposed the project's General Development Plan (GDP) in 2010 after a lengthy period of opposition. In my judgment, the process and planning was greatly flawed. There are no approved plans to build anything at Lowry Vista and no current applications. According to Karen Callaway with Denver's Community Planning and Development Services, this plan gives guidance for the site but further applications are needed for development. If an applicant may want to change the plan as to land use, street layout and access points, the GDP would need an amendment.

Next steps leading to development will be to submit a Planned Building Group (PBG) showing greater detail than the GDP that would identify building footprints, street locations, sidewalks, etc. Karen says the land is still zoned under the Former Chapter 59 (old code) with residential allowed density at 22 units per acre (not for the entire plan). The owners and City are still trying to figure out drainage and utilities for the property. There are gradient issues as the flood pond area is down slope from the site and utility pipelines through the dam are not to be allowed. The streets interior to the site would be private. The Fire Station is independent of the rest of the site, so everything on the Fire Station site is pretty much stand alone - that project had to move forward.

Land uses as shown in the GDP are these: 600 dwelling units (largely or all attached and stacked), 400,000 sq. ft. of retail, 120,000 sq. ft. office, 75,000 sq. ft. hotel, and 16-acres of open space, about 20 percent of the site and in the flood pond area.

Given the passage of time since Lowry Vista's approval and no further activity, in my judgement, this project is less likely to happen. There are nearby competing vacant land parcels in Denver and in Aurora, some having a great traffic count.



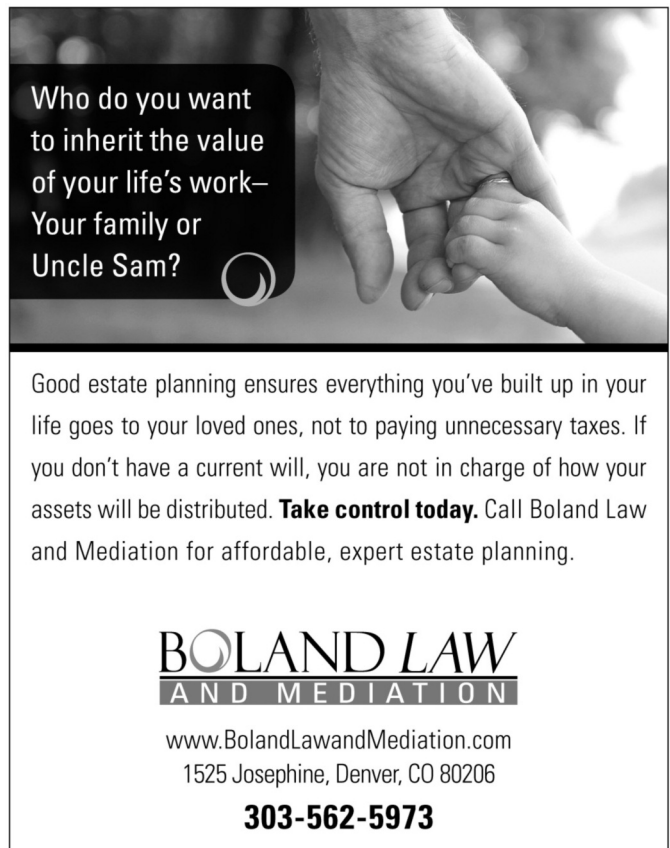
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HMCAI Annual Easter Egg Hunt
Montclair Bunnies Brave the Cold and Snow



Summer Gardening 2016

The 2016 spring has been lovely and the spring flowers seem to have flourished. Now that the weather has settled somewhat, the summer gardening season is looking promising, barring any big hailstorms.

With the advent of summer pests may pray on your gardens. If you discover slugs and snails you can put beer out in shallow saucers, drowning them, or use non-toxic diatomaceous earth, a white powder, made of finely ground pieces of diatoms, that deters/kills soft bodied pests like slugs and snails. I have heard that fireplace ashes work similarly on slugs. All of these will need to be renewed if it rains. For other pest problems there are many non-toxic products available at our local garden centers and hardware stores. And, as I have mentioned in past articles, companion planting and crop rotation help a lot with pest problems, particularly in vegetable gardens. It is well known that tomatoes like basil and marigolds and roses like the onion family. These plants protect and repel some insects but there is also a kind of symbiotic relationship produced between plants. The pea/bean family doesn't like the onion family. The cabbage family dislikes tomatoes, strawberries and beans but they do like beets, onions and most aromatic herbs. When planning my garden, I continually consult my companion planting fact sheet to keep friends and foes in mind. I also make a garden plan every year and keep the past ones to compare. I try not to plant the same kinds of plants in the same place. You can find charts on the internet or in some books that explain these methods. I seldom have pest problems as a result.

Soil is one of the most important factors in the success of any planting. We tend to have heavy clay soils which can be amended with compost and made to be very productive if some time is taken to do so. If you are planting in raised beds or pots, pay attention to the soil. At first it is easy because the soil is new and healthy. With consistent use, the soil may need to be renewed or amended to produce good flowers or vegetables. In Colorado, planting perennial plants, shrubs and trees in pots outdoors only succeeds during the mild weather months. Most will die over the winter. Commonly it is the dry-loving sedums and pines that do the best and overwinter consistently. Don't forget to mulch your garden, once it is planted, to preserve moisture and deter weed growth.

When consulting sources for garden information make sure you are getting information specially developed for our climate and region as it is different from many others.

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



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Montclair Happenings

Hello Neighbors!

My name is Sandra Murray, and I'm happy to introduce myself as the new gal on The Montclarion classified advertising team. For those of you who haven't heard, our former coordinator, Jamie DeBrosse, moved with her family in mid-May, and we wish them the very best.

I'm excited to help put this newsletter together and welcome the chance to talk to local business owners about opportunities to advertise in The Montclarion. Having lived in the neighborhood for more than 21 years, I understand our community and am proud of our reputation for being friendly, kind, giving, and willing to help out. I also own a marketing company that partners with a variety of local businesses, produces networking events, and raises money for good causes, so working with The Montclarion is an even better fit for me.

Here's a thought about our classifieds that I'd like to share. When you look through the paper, don't look at the ads merely as "advertisers"—but also as "supporters" of our neighborhood. Advertising dollars help us with our expenses for a variety of events throughout the year—from our Easter egg hunt, the 4th of July picnic, Halloween party, Treats with Santa, and our beer/wine event—to printing and delivering this paper to your doorstep and more.

I encourage you take a minute to explore the services our advertisers provide and engage with them. Here are a few of their comments about ROI (return on investment) with The Montclarion: **Mayfair Liquors** is very happy with the results from their 15% off coupon. **Rare Finds Warehouse** is featuring a good offer, but they haven't heard the code—Mont16—mentioned yet. **Go Direct Plumbing Services** has received several calls. **Larry Armstrong**, a loan specialist who lives in the neighborhood, said he hasn't received any calls yet but will continue to place an ad. Both Denice & Stephanie with **Call It Sold** and Valerie Alford, a broker with **Your Castle Premier Real Estate**, said while it was hard to track specific responses, they love to support us. I encourage you, as always, to return the favor.

Here in our summer edition, you'll see several new businesses with offers for you to enjoy. They are looking forward to your response—so make sure you tell them you saw their ad in The Montclarion when you call or visit!

City Donuts: Handcrafted and fresh daily. Open from 6 a.m.—1 p.m., 7 days a week, at Colfax and Elm. Owner Sam also operates a store in Aurora where he makes the donuts by hand and Rich, the manager, brings them to the store on Colfax. They are two of the nicest guys and they're ready to help you with large orders for parties and social gatherings. Congrats to them—City Donuts was just voted BEST Donut in the 2016 Best of Westword!

CityPub and Burger: Craft Burgers and Craft Beers. 3575 S. Yosemite St. Owner Rich Salturelli (Rich owned CityGrille, a Denver's Best Burger winner several years running) wants you to experience his classic neighborhood pub serving Denver's BEST burgers, as well as homemade American cuisine and Mexican dishes (voted BEST green chili). Featuring nightly specials, Happy Hours, pool, darts, shuffleboard and 16 TVs. GREAT for the whole family or for gathering with friends. Bonus: kids eat free on Monday night.

Decorables & Antiques: 6035 E. Colfax. Whether you are searching for an addition to a prized collection, seeking out an outstanding painting, exploring treasures that remind you of a happy time or just hoping to find a beautiful collectible, you'll find something to love at this store, which offers a variety of bronzes, porcelains, paintings, furnishings and other charming items spanning the classic, Victorian, Art Nouveau and Art Deco periods. Stop by and say hello to curator Bob.

RyteOnTyme Pressure Washing: Owner Shane Lucero chose the name of his company to reflect his belief that "Things in life always happen—right on time." ROT offers dependable and affordable services as best practices. Fun fact: did you know that the temperature to sterilize stainless steel is 140 degrees? ROT's hot water pressure washer delivers (5/5) 3000 psi at over 200 degrees, which means they have the strength and the equipment to make your home, patio, fence, driveway or deck sparkle. Call for an estimate on your project.

Here's to your fabulous summer!

(continued on next page)

Montclair Happenings

(continued from previous page)

Your opinion matters: Montclair Happenings

The Montclarion would like to hear from you. Do you have ideas on what you would like to read about in our paper? Are there new business openings, updates on our district, new neighbors moving in, or other cool stuff going on that we should cover? Would you prefer to get an email newsletter? Let us know what's on your radar this summer.

Lend us your ears—and help us report!

We are looking for someone to help us report on Montclair Happenings. Come join your neighbors and lend your talents to make our paper even stronger. If you're interested, please send an email to Sandra@contagiousmedia.net or call 720.373.7131. Our fall edition is already in the works—and we look forward to hearing from you.

Summer Shout-out: Saturday Morning Chi Kung in the park

Do you need to lower stress and improve your health? Do you love being outside? Would you like a focused, fun start to your weekend?

If the answer to any of these questions is yes, then join us for an hour on Saturday mornings from 8:30 to 9:30 a.m. at the Richthofen Memorial to learn the practice of Tai Chi and Chi Kung.

Located just half a block south of Montclair Park, at the intersection of Oneida Street and Oneida Place, Saturday Chi Kung is ideal for all ages and fitness levels. Longtime teacher Eric Imbody has been leading this outdoor class in Montclair for 10 years. He has taught a variety of classes over the last 19 years both locally and nationally.

For more information, call Eric directly at 303-355-1239—or just show up on Saturday. See you there! BTW, Eric and his wife, Jenn live in Montclair too!



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Population vs Inventory Real Estate Snapshot *by Valerie Alford*

Local economist Patty Silverstein estimates in a total 16,000 new housing units were permitted in 2014 and a total 18,000 new housing units were permitted in 2015. With 31,000 units per year required to keep up for the 50,000 new residents a year (census bureau) not counting adult children living with their parents, this will keep Denver in a seller's market and a housing shortage for quite some time.

Montclair Home Sales

April - May 2016 (Statistics from Metrolist)

<u>Address</u>	<u>Baths</u>	<u>Beds</u>	<u>SqFt Above</u>	<u>SqFt Finished</u>	<u>SqFt Total</u>	<u>List Price</u>	<u>Sold Price</u>
1000 Monaco Pkwy	4	3	2554	3511	3617	815,000	815,000
950 Niagara St.	2	3	1778	2096	2415	539,000	539,000
1417 Newport St.	2	3	1001	2002	2002	494,950	490,000
1265 Monaco Pkwy	2	4	1217	2434	2434	450,000	472,500
1365 Pontiac St.	2	3	991	1260	1290	450,000	455,000
1353 Pontiac St.	2	2	1037	1970	2074	450,000	450,000
1353 Pontiac St	2	2	1037	1970	2074		450,000
821 Leyden St	2	2	1028	1778	2056	385,000	420,000
1170 Leyden St	1	3	1408	1408	1408	420,000	405,000
1409 Niagara St	2	3	1131	1981	2262	369,000	377,700
1315 Poplar St	2	2	1097	1097	1239	349,000	360,000
1201 Kearney St	2	3	849	1500	1698	280,000	280,250
5955 10th Av	1	1	687	687	687	190,000	190,000
1454 Jersey St.	1	2	770	770	770	175,000	1750,00

18 Actives, 14 Solds • Average price per sq. ft. above ground: \$353 • Average sold in Montclair: \$420,000
Average days on market: 12

James LeDuc

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THE MONTCLARION BACK PAGE POSTINGS

We are creating an opportunity for our neighbors to use this back page space for posting about their home-based businesses; sending a wish for birthdays, anniversaries, retirement and more.

It will be text classified ad style. It is 4 lines of text with maximum of 50 characters for \$30. Wishes postings will be just \$15.

If you are interested, get in touch with Sandra at 720.373.7131.

HMCAI 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 \$

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

Treats with Santa | July 4th | Easter Egg Hunt | Cocktail Party | Halloween Party | Board Member