

The Montclarion

Founded 1907 Denver, CO
 3rd Quarter 2016 www.HistoricMontclair.org HistoricMontclair@gmail.com

HMCAI Fall Events

HMCAI Beer & Wine Reception

Friday, September 16, 6:30 – 8:30 p.m. at the Molkery

We are closing out another wonderful summer in Historic Montclair. Let's meet with friends and have a toast to the changing of the seasons.

Mayfair Liquors has once again generously donated the wine and beer for the evening, and appetizers will be provided by HMCAI, Jimmy John's, Town and Country Market, and City Donuts.

This is a great opportunity to visit with friends and neighbors while enjoying libations, food, and conversation. Join us for a relaxing evening on the Molkery porch.

This is an adults-only event. No charge for HMCAI members. Non-members can join HMCAI at the door (\$20 per household/annually or \$10 for seniors).

.....

Annual General Meeting

Wednesday, October 19th 7 p.m. at the Molkery

On Wednesday, October 19th, Historic Montclair Community Association, Inc. ("HMCAI") will hold its annual General Meeting. Please join us. Scheduled speakers are:

- Lt. Ernie Martinez and Officer Sharon Avendano of Denver Police Department District 2 will discuss safety and crime in our precinct.
- Denver City Auditor Tim O'Brien will provide insight into the operation of the Auditor's office: to see that the city's finances are in order, tax dollars are being spent the way they're supposed to, budgets adhered to, and he will share the results of some significant audits over the past year. He looks forward to learning your concerns and answering your questions.

We will also hold 2017 HMCAI Board elections. The slate of Board officers and at-large Board members will be introduced.

Table of Contents

Fall Events.....1

Garage Sale.....2

Halloween Party.....2

Short-term Rentals.....3

Councilwoman Susman.....4

Paddington Station.....5

Montclair School.....6

Retirement Planning.....7

Crime Stats.....8

Career Opportunity.....9

Lowry Development.....10

July 4th Party.....11

Gardening.....12

Community Businesses.....13

Real Estate Stats.....14

Home Sales.....15

Got Junk?

MONTCLAIR GARAGE SALE SATURDAY October 1st 8:30-3:00 PM Rain or Shine

I WILL PROVIDE SIGNS POST ADS AND LIST OF PARTICIPANTS' ADDRESSES

ALL THOSE INTERESTED IN PARTICIPATING PLEASE CONTACT ME VALERIE ALFORD with your name, address, e-mail address, and a list of items you're selling. I will let you know how to get a yard sign.

Valerie@valeriealford.com or 303-641-6823

Halloween Party

October 29th, 3:30 - 5:00pm, The Molkery

Goblins, ghosts, witches, fairies, firemen and all manner of costumes for ages 2- 14.

Enjoy our witches brew and scary treats, costume contest, parade, crafts, piñata.

WE ARE IN NEED OF FEW EVIL ASSISTANTS TO CARRY OUT THIS SCARY AFFAIR



Please call (303-641-6823) or email Valerie Alford at Valerie@valeriealford.com to volunteer.

**Complete Interior & Exterior Painting**
Quality Work by Trusted Craftsmen Since 1995
WE ARE THE CLEAN GUYS IN A DIRTY INDUSTRY!
We background check and drug test all our employees!
20% off labor on all interior jobs performed in December - April
CALL (303) 512-8777
www.irelandsfinestinc.com

MARCZYK
FINE FOODS
DENVER COLORADO

Your World-Class Neighborhood Market

5100 EAST COLFAX
(303) 243-3355

770 EAST 17TH AVENUE
(303) 894-9499

MONDAY-SATURDAY 8AM-8PM
SUNDAY 10AM-6PM

MARCZYKFINEFOODS.COM

Please support the generous advertisers in our newsletter

Advertising supports not only this newsletter, but also our community efforts. Tell our sponsors that you saw them in *The Montclarion!*

Learn how you can support: sandra@contagiousmedia.net or 720.373.7131

New Requirements For Short-Term Rentals

By Suzanne Fasing, HMCAI Board Member

Denver residents must comply with new requirements when offering their homes for short-term rentals for less than 30 consecutive days at a time, as the result of an ordinance recently passed by the Denver City Council, and a corresponding change to the Denver Zoning Code. Hosts who wish to rent their homes must obtain a license from the City of Denver Department of Excise and Licenses by December 31, 2016, or face fines of up to \$999.

District 5 Councilperson Mary Beth Susman spearheaded the effort to create the new licensing and enforcement system which was adopted after a series of community meetings that revealed some hotly contested issues. Some residents opposed short-term rentals because they said they didn't want to live next door to a Motel 6 or a marijuana party place. Hotels have complained that the previously underground economy of short-term rentals had an unfair advantage of not paying lodging taxes. The Denver City Council adopted the new system with the goals of creating a fair operating environment for all lodging businesses, ensuring minimum safety requirements, and collecting data to determine the impact of short-term rentals on neighborhoods and affordable housing.

Individual hosts may offer only their primary residence for a short-term rental. Investment properties and second homes are not eligible for licensure. Licenses may be issued to individuals who either own or rent their primary residence. Short-term rental hosts must have a valid City Lodger's Tax account, and they must have fire, hazard, and liability insurance for their rental property. A smoke detector, carbon monoxide detector and fire extinguisher are required for all short-term rental properties. Hosts who publicly advertise, for example through websites such as Airbnb or VRBO (Vacation Rentals by Owner), must include their short-term rental license number in the advertisement. A violation of any of these requirements may subject the host to fines, or suspension or revocation of the short-term rental license.

Additional information and application forms are available at this website:

<https://www.denvergov.org/content/denvergov/en/denver-business-licensing-center/business-licenses/short-term-rentals.html>



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 \$70 annually per member household, HMCAI sponsors and organizes these community building events:

- Easter egg hunt
- 4th of July picnic
- 6th 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

HMCAI publishes the Montclairion newsletter, serves as a liaison with Denver metro, and proudly maintains the Molkery 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 HMCAI, your neighborhood association.

1385 Krameria St. ◊ 303-322-0810

Free in-store tastings
Fri. 4-7 pm
Sat. 3-6 pm

We are dog friendly!



10% off liquor & beer
(Excludes sale items, lotto, tobacco & case prices.)

15% off wine
Expires 11/24/16. Must present original coupon.

Proudly serving the Mayfair Community since 1959

Enjoy our internationally-inspired wine, beer and spirit selection.

For more instant savings, download the Mayfair Liquors Mobile App from your App Store or Android Market.

Next to King Soopers at 14th & Krameria
www.MayfairLiquors.com

News from Councilwoman Mary Beth Susman, District 5



As you have no doubt noticed paving crews have come to Historic Montclair. Paving crews have placed “no parking” signs along streets in advance of being paved. These signs are usually placed between 24-48 hours prior to the start of paving allowing residents time to move their cars.

The named streets, i.e. Magnolia St. east to Poplar St. from 8th to 13th Avenues will see paving this year. Moving south to north, the numbered streets 9th Ave through 12th Ave (except 11th) will also be paved.

Some neighbors have let us know they've seen an uptick in panhandling/homeless issues around Monaco and Colfax. District 2 police are on it and sending out officers to assist. Panhandling is of course a “free speech” issue. Denver has made all restrictions it can within the law. You can find the rules in the code at Section 38- 132. https://www.municode.com/library/co/denver/codes/code_of_ordinances

Among them are prohibitions against any kind of aggressive panhandling, and while it is allowed on public property, it is not allowed on the medians of parkways, such as Monaco Parkway. I've called police about it often myself, but it's been difficult to stop.

The city council committee has forwarded on to full council a proposal to create permanent funding for assisting renters/buyers and building affordable housing, one of the most serious problems we are facing in Denver. Our population boom (1,000 newcomers every month) has created historic rises in rents and home prices, due to the undersupply. While we see cranes all over the skies in Denver, building lots of apartment dwellings, the supply is not keeping up with the demand. Rising costs are pushing our workforce out of the city, which is never a good thing for a diverse city. Also suburban traffic accounts for 60% of our traffic, so creating opportunities in the city, particularly in areas where it is possible to walk or bike to some of our daily errands, is better for our increasingly choked roads.

The proposal adds a half-mil on property taxes which means about \$1/month for the average priced home. It also assesses what is called a “linkage fee” on all construction of between \$0.40 to \$1.70/square foot.

Thank you to all neighbors who have been diligent about issues in your neighborhood and for your partnership in maintaining our beautiful, historic Montclair community.

DON, GALLEHER & ASSOCIATES

LITIGATION ATTORNEYS SINCE 1971

1737 Gaylord St., Denver, CO 80206
303-572-1668
dgs@dgslegal.com

Valerie Alford

Your Castle Premier Real Estate

303-641-6823

valerie@valeriealford.com
www.valeriealford.com

YOUR CASTLE
REAL ESTATE



Hi Neighbors,
I am a Historic Montclair board member and live and work here. I specialize in the Denver neighborhoods. Let me help you with your home search, home sale and I love referrals.

Denver's Rich History starts at Home

Please like my Facebook page at:
[Facebook.com/valeriealfordrealtor](https://www.facebook.com/valeriealfordrealtor)

Paddington Station and the Power of Story

For 125 years a Romanesque-style red brick school house has stood majestically on the corner of 13th Avenue and Quebec Street in the Montclair neighborhood. Many different educational institutions have called this building "home" since it first opened in 1891 including: the first public kindergarten program in Denver, The Stanley School, Montclair School, the Opportunities Industrial Center, Stanley British Primary School and - from the year 2000 until present - Paddington Station Preschool. Paddington Station Preschool is a welcoming and inclusive community that partners with families to celebrate childhood, embrace learning through play, and prepare confident individuals to joyfully explore the wonders of the world. Each year, the faculty and staff at Paddington focuses on a new central theme for teaching, learning and professional development. For the 2016-2017 school year, the theme is "The Power of Story." One of the first stories we will celebrate is that of the history of our building. In mid-September the entire school community, including many alumni families and friends of Paddington, will gather for a 125th Birthday Party – a party to honor the rich history of our building! As part of the celebration, we will plant 125 yellow day lilies on the perimeter of our campus along 13th Avenue and Poplar Street. We are excited to see the lilies bloom each spring and plan to add another 125 bulbs next fall to represent the future of the beloved red brick building that we are privileged to occupy!

Another way that our teaching team has recently tapped into "The Power of Story" is through a workshop at RAFT (Resource Area for Teaching) in North Denver. RAFT's mission is to help educators build their students' minds through interactive, hands-on learning. For over five years, RAFT Colorado has been dedicated to celebrating and supporting great teaching. RAFT collaborates with Colorado businesses, community members, and educational organizations to provide teachers with affordable tools, ideas, and learning experiences to inspire the next generation of thinkers, innovators, problem-solvers, and creators. At the workshop, Paddington teachers jumped right in to exploring Early Childhood Science, Technology, Engineering, Art, Math and Storytelling (ECSTEAM and Story). They spent time imagining, rethinking, creating and evaluating - just like their students do on a daily basis! They were given prompts to facilitate the activities in which we were engaged and, through investigation, they deepened their understanding of "learning through play". These teachers will implement storytelling and lessons learned at RAFT into their teaching strategies at Paddington this year!

To learn more about RAFT, please visit: www.raftcolorado.org. To learn more about the story of Paddington Station Preschool, our play-based program and our beautiful campus, please visit www.paddingtonstation.org, or call us for a tour (303-333-9154).

LIVE ON MONTCLAIR PARK!



1200 Newport Street
\$1,295,000

4Bedrooms/3.5 Bathrooms
10,000 Sqft Lot
5,604 Finished Sqft

- Gardener's Dream home with an abundance of outdoor living
- Luxurious Main Floor master suite
- Chef's kitchen open to family room
- The perfect home for entertaining!



denice &
REAL ESTATE
stephanie

303-886-0000 or
info@callitsold.com

RE/MAX 1873 S. Bellaire St., Ste. 700
ALLIANCE Denver, CO 80222

Each office independently owned and operated.

Montclair School of Academics & Enrichment Update

By Kate Douglas Kestyn – Neighbor and Montclair Parent

It has been so fun to hear the sounds of the children out on the playground now that the school year has begun. Everyone at the school has returned with an energy and eagerness to learn in their new grades. Even my fifth-grader, who finally is in “the modulars”!

This year we have great news for our community. Over the summer the DPS Board of Education voted on the 2016 bond money for schools and Montclair was finally approved for \$5.4 million to add new permanent classroom space for 100 students (did I mention the modular?) and renovate our building. This has been long overdue and we are very excited about what this could mean for our school. However, this is a city-wide vote in November so I hope you will spread the word and support the bond. There are two separate ballot questions: a \$572 million bond and a \$56.6 million mill levy override. The bond question will NOT raise current taxes – it will maintain the current mill levy for bond payments. If you have any specific questions about it, feel free to contact our Principal, Ryan Kockler at 303-424-5380. Denver

We would like to invite EVERYONE from the neighborhood to attend our FUNDRAISER on Saturday, September 10th from 4:00 – 8:00 pm at 935 Oneida Street.

This annual event (adults only) is a wonderful opportunity to mingle with your neighbors, meet teachers and staff from the school, and bid on some great items donated from local stores and restaurants. Have you always wanted to try Fiction Brewing Co.? They are providing the beer! Mayfair Liquor is sending over samplings of wines from various regions of the world for you to both drink and bid on. And other favorites, including Hotchkiss Auto, Tables, and Pilates Bodies have made donations. There will also be a Neighborhood Art Tour auctioned off - a chance to see some of the beautiful homes and art collections of our neighbors. Trust me, there is some amazing art hiding behind the walls throughout the neighborhood. So there are items to bid on even if you no longer have school-aged children at home! It's a potluck, and very casual, so please bring something to share. If you have any questions, feel free to contact me at 303-885-5597 or kateadouglas@hotmail.com. We'd love to see you there!

Lastly, we continue to look 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.

Visit Us At:
6110 E Colfax Ave
(Colfax & Krameria)
★ 303.316.4000 ★



**Bring in this ad for a
FREE MEDIUM DRINK
with any sub or club purchase.**
(This Location Only. One coupon per person. Expires 11-30-16)

**WE DELIVER! 11AM-10PM
7 DAYS A WEEK!**

★ **ORDER
ONLINE** ★ **JIMMYJOHNS.COM**



PARK BURGER

Hilltop

FREE milkshake
or draft beer*

*valid only:
with the purchase of a gourmet burger,
\$6 value,
at Park Burger Hilltop,
211 S. Holly St. Denver, CO 80246,
expires 11/30/16



Tear off and present to server for discount
www.parkburger.com

Closing the Financial Gap for a New Generation of Retirees

Larry Armstrong, HECM Loan Specialist, NMLS ID# 387204, Reverse Mortgage Funding LLC (RMF)

Retirement has become a bit more complicated in recent years. Retirees can no longer rely on just Social Security, employer-sponsored retirement plans, and personal savings—what's known as the "three-legged stool" of retirement planning. Many of today's retirees simply do not have the employer-sponsored plans their parents did, and therefore need to rely more closely on personal savings and other assets to close the gap and meet their financial needs. Additionally, with increased longevity and medical expenses, planning for the unknown is difficult. That's why Home Equity Conversion Mortgages (HECMs) are growing in popularity.

If you're 62 or older, a HECM can help you tap into the equity of your existing home and turn it into cash that can be used today, or a line of credit that will be there when you need it. It also can help to preserve invested assets, leaving them intact to continue earning for you.

In short, a HECM can give you more power to live better. Do you want to make some needed or desired home improvements? Get additional funds to help cover unexpected medical expenses, or supplement your income? A HECM can help by eliminating your existing mortgage payment and freeing up cash to use for those purposes and others as well. (As the homeowner, you'd remain responsible for property taxes, homeowners insurance, and property maintenance. A HECM is a home-secured debt payable upon default or a maturity event.)

You can receive your loan funds as a lump sum, a line of credit, a monthly payment, or any combination of these. (If you elect a fixed-rate loan, you will receive a single disbursement lump sum repayment option. Other payment options are available only for adjustable rate mortgages.)



The HECM loan program was created by the Federal Housing Administration specifically for homeowners age 62 and older, and has been growing in popularity. Today, many consumers and their financial advisors view HECMs, in the right circumstances, as a smart solution to help qualified homeowners achieve their retirement goals. Remember, this is not your parents' retirement planning! It's yours. You owe it to yourself to explore all of your available financial options, including a HECM loan.

If you think a HECM may be right for you, contact me at Reverse Mortgage Funding LLC at 303.875.7808 or visit www.HECMCO.com for more information.

Larry Armstrong is an experienced HECM specialist with Reverse Mortgage Funding LLC (NMLS #1019941). Armstrong is available at 303.875.7808 or Larmstrong@reversefunding.com to help educate prospective borrowers and their families. Branch address: 1805 South Bellaire Street, Suite 300; Denver, CO 80222. Branch NMLS # 1019941.

This material has not been reviewed, approved or issued by HUD, FHA or any government agency. The company is not affiliated with or acting on behalf of or at the direction of HUD/FHA or any other government agency.

Colorado Mortgage Company Registration, License No. CO 1019941.
© 2016 Reverse Mortgage Funding LLC, 1455 Broad St., 2nd Floor, Bloomfield, NJ 07003, 1-888-494-0882. Company NMLS ID # 1019941. www.nmlsconsumeraccess.org. Not all products and options are available in all states. Terms subject to change without notice. Certain conditions and fees apply. This is not a loan commitment. All loans subject to approval. L118-Exp022016





Today's Reverse Mortgages might surprise you—
they'll definitely help you.

I am your Montclair neighbor and am available to answer your questions. Contact me to also learn about FREE Neighborhood Information Sessions.



LARRY ARMSTRONG
HECM Loan Specialist
NMLS ID #387204
303.875.7808
LArmstrong@reversefunding.com
www.HECMCO.com

BRANCH LOCATION
1805 S. Bellaire Street; Suite 300
Denver, CO 80222



Colorado Mortgage Company Registration, License No. CO 1019941. This material has not been reviewed, approved, or issued by HUD, FHA, or any government agency. The company is not affiliated with, or acting on behalf of or at the direction of, HUD, FHA, or any government agency. © 2016 Reverse Mortgage Funding LLC, NMLS ID # 1019941; L20-Exp061714

Crime in Montclair Reported Offenses Based on UCR* Standards

TYPE OF OFFENSE		JAN-JUL 2015		JAN-JUL 2016		CHANGE	
		#	%	#	%	#	%
VIOLENT CRIME	Homicide	0	0.0%	0	0.0%	0	NA
	Rape	2	1.2%	2	1.2%	0	0.0%
	Robbery	9	5.3%	12	7.4%	3	33.3%
	Aggravated Assault	7	4.1%	3	1.8%	-4	-57.1%
SUBTOTAL		18	10.5%	17	10.4%	-1	-5.6%
PROPERTY	Burglary	34	19.9%	40	24.5%	6	17.6%
	Larceny (Except Theft from MV)	74	43.3%	66	40.5%	-8	-10.8%
	Theft from Motor Vehicle	35	20.5%	24	14.7%	-11	-31.4%
	Auto theft	10	5.8%	15	9.2%	5	50.0%
	Arson	0	0.0%	1	0.6%	1	NA
SUBTOTAL		153	89.5%	146	89.6%	-7	-4.6%
TOTAL		171	100.0%	163	100.0%	-8	-4.7%

All files utilized in the creation of this report are dynamic. Dynamic files allow additions, deletions and/or modifications at any time, resulting in more complete and accurate records in the databases. Due to continuous data entry after reports are compiled, numbers may vary in previous or subsequent reports.

PREPARED TO DEPARTMENT OF SAFETY PUBLIC INFORMATION STANDARDS

Excludes runaways, traffic offenses, unfounded reports and non-criminal activity.

*UCR = Uniform Crime Reporting



- Evaluate Property
- Market Property
- Tenant Screening
- Rent Collections
- Inspections
- Property Maintenance
- Property Repairs

A New Standard In
Denver Property Management

Meer & Company, Inc.

Certified Residential Property Management Company®

*A proud member of the
Montclair community for 34 years*

Contact: Bill@MeerAndCo.com
www.MeerAndCo.com




Career Opportunity

Boettcher Teacher Residency (BTR) is now accepting applications for the 2017-2018 cohort. BTR is the largest teacher residency program in Colorado and is supporting over 150 aspiring teachers to gain the skills, knowledge and expertise needed to become great teachers in their communities. Are you ready to join them?

We provide an intensive and supportive teacher preparation program which combines master's level coursework with hands-on learning in a K-12 classroom.

Join us on Wednesday, September 14th at 6:00 p.m. to learn more. You can register here.

Questions? Contact Annie at ascott@pebc.org or at (720)502-4332.



Log on and search for "Historic Montclair Community"

RARE FINDS
WAREHOUSE
EST. 2013
COLORADO

6500 E Stapleton Dr South
Denver • 303.990.9311

Hand-Picked Custom-Built
Home Furnishings from
Around the World

Rustic • Reclaimed • Vintage • Industrial

Mon-Sat: 10am-6pm • Sun: 11am-5pm
View our virtual tour:
rare-finds.com/virtual-tour

\$20 OFF
\$100 or more.
Non-sale items. In store only.
Mention: Mont16

Rustic Reclaimed Vintage Industrial

Office, Notary & More

Shipping & Mailboxes

Printing & Design

LOWRY
PRINT &
DESIGN

Lowry Print and Ship
Lowry Town Center
303.366.8000
lowryprinting@gmail.com
serving Montclair since 2012

Remaining development parcel at Lowry Boulevard

By David H. McCord

"The Aileron @ Boulevard One, an upscale, low-rise boutique condominium development located on the former site of Lowry's historic Air Force." - - from their web site.

The remaining 70-acre development parcel of the former Lowry AF Base is Boulevard One, the current named for the former Buckley Annex and earlier the site of the Air Force Finance Center located at 1st and Quebec. The Aileron @ Boulevard One occupies 10-acres located on both the north and south sides of the under construction Lowry Boulevard at its future intersection with Monaco. It includes the existing open space pond to the south. This project's developer is BuildMark who has multi-family development experience in RINO, Riverfront, and LODO.

The Lowry Development Plan shows the location as Mixed Use (residential, retail, office, and civic) and the zoning application will be for C-MX-3 with the "-3" being the number of floors with a maximum height of 45 feet. The plan was downsized from the earlier "C-MX -5" for five floors. The zoning application is to be submitted in August. The LRA's consultant, Marcus Pachner, presented planning information for the Aileron at a June 29 information meeting at the Eisenhower Chapel.

The residential development is for condominium row homes placed on each side of and parallel with Lowry Boulevard with an expected build out of 110 units. Prices are planned to be \$400,000 to \$900,000. Parking will be 1.5 spaces per dwelling unit exceeding the City's required one space per dwelling unit (criminally low in my opinion). No information was shared as to guest parking though the included restaurant will be "over-parked". Residential parking will be underground.

The pond and park open space area is by the HOA, not the City. The Boulevard One plan overall has 19 percent open space and The Aileron will have its own open space. A 3,500 square foot restaurant will be located to the south of the condominiums near the pond. Note that the pond is not a "statutory wetland" under the Clean Water Act.

The Crestmoor Transition landscaped setback respecting the park on the west side of Monaco provides 100-ft. from Monaco traffic, (25.5 ft to ROW edge, then 35 ft from Monaco ROW plus 39.5 ft setback HOA and O/S to the project's property line). When completed, Lowry Boulevard will have a full signaled intersection with Monaco Parkway with the majority of traffic from Boulevard One using this street versus 1st Avenue that will be de-emphasized.



Westword
BEST OF DENVER
2016

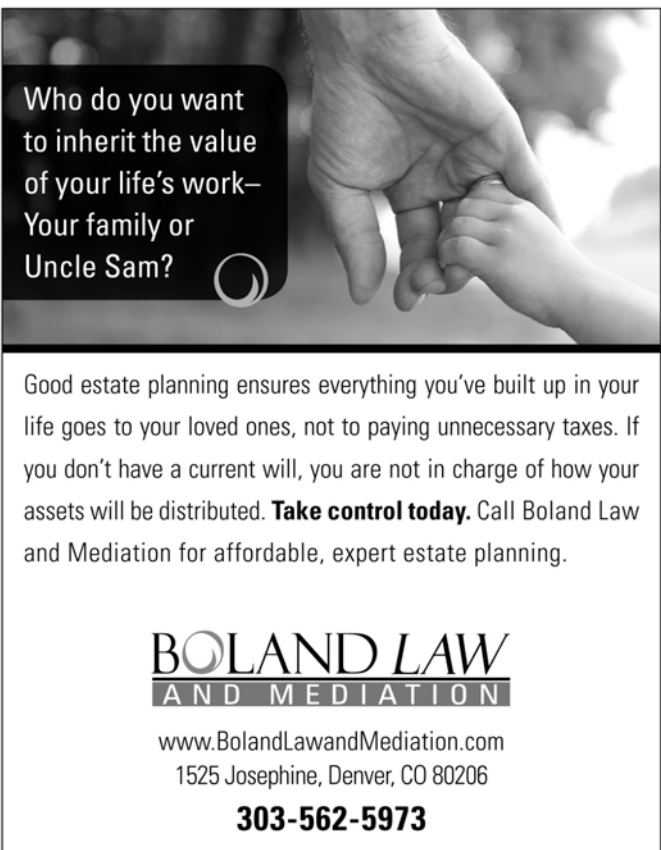
"BEST DONUTS"
EDITOR'S CHOICE

CITY DONUTS

Handcrafted & Fresh Daily
Wholesale pricing available for groups

4918 E. Colfax at Elm: 720.485.5706
OPEN 6AM • 7 DAYS A WEEK
CityDonutsAurora.com

\$7.99 for a Dozen Donuts*
\$1.99 for 2 Donuts* & Small Coffee
(*Regular donuts only – must present offer)



Who do you want to inherit the value of your life's work—Your family or Uncle Sam?

Good estate planning ensures everything you've built up in your life goes to your loved ones, not to paying unnecessary taxes. If you don't have a current will, you are not in charge of how your assets will be distributed. **Take control today.** Call Boland Law and Mediation for affordable, expert estate planning.

BOLAND LAW
AND MEDIATION

www.BolandLawandMediation.com
1525 Josephine, Denver, CO 80206
303-562-5973

HMCAI Annual July 4 Picnic

Neighbors enjoyed plenty of sunshine, food, and games. See you again next year!



Approaching Fall Gardening-2016

In contrast to last year's gardening season, this year's gardens seem to be flourishing. There have also been some notable insect pests this year, including flea beetles, which leave tiny holes all over the leaves and sometimes produce yellowing. I spray insecticidal soap or sprinkle a not toxic powder on the plants to prevent further damage. We have also had Japanese beetles which make lace out of leaves, sometimes destroying whole plants. They are rather pretty beetles but can definitely be a problem. Various remedies exist but spraying chemical sprays, such as Sevin, will also kill bees. As you have probably read, bee populations are in trouble. We need to keep the bees safe since they are responsible for pollinating our plants. I understand one can treat the soil around beetle invested plants in the fall and kill the larvae of the beetles so they don't reappear.

Despite these pests, most plants are still thriving in my garden spaces. I am getting tomatoes, squash, cucumbers, beans kale, beets etc. and a vast array of various flowers. I have also harvested various fruits for jelly and jam. It is time to start thinking of late harvests, fall crop planting of lettuce and other cold weather crops, and bulb planting. We don't yet know what the first frost date will be. Sometimes we get surprised by an early frost in September. We have also had, rarely, heavy snow storms in September that result in breaking limbs. If your trees are in need of pruning, you may wish to consider getting them pruned before a heavy snow storm prunes them for you with poor results.

I commonly urge everyone to compost and fall is a great time to put that into practice. As the leaves fall, rake them onto beds and put the excess into your compost pile. Though there are all kinds of compost bins available you don't need one to compost successfully. Find an empty space, behind your garage or anywhere that is convenient. Start with a layer of leaves or other garden material, even shredded paper can be added. Add kitchen refuse, animal hair, and grass clippings in layers to the pile. Nitrogen from the green materials works to break down the brown leaves and other woody materials. Red worms are also great in the compost pile. They work diligently to help with the composting process. For faster composting, cut materials into small pieces, keep your pile consistently moist, and turn the pile every few weeks. However, if you don't do anything but pile the materials up, you will still end up with compost eventually, it just takes longer. If you need to control your pile go to the hardware store and get some wire or plastic fencing and a few sturdy stakes and "corral" your pile. As a cautionary statement, try not to put noxious weeds (especially those that have gone to seed) in your pile. Definitely do not put thistles, bind weed or bluebells in your pile as they can easily reproduce and are very hard to get rid of. Piles do best if built up to a four foot height or more. The pile needs to heat up to break down the materials, especially seeds. If the pile doesn't adequately heat up, many of the seeds from whatever you have put into the pile, may come up in the spring. This is not necessarily bad as most germinated seeds are easy to pull out, but weed seeds can be a problem. When your pile has broken down, usually the bottom is ready first, add the resultant soil to your planting beds in the spring.

Don't forget to water all your plants deeply in the late fall. Water in winter, if there is a dry period with temperatures over 40 degrees. It is particularly important to water newly installed plants during the winter.

For those who are new to Colorado, keep in mind that our part of the world has very different needs from most other regions of the country. Make sure you get information specially developed for our climate and region. CSU extension service has lots of useful information for this region.

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

A WASH ABOVE THE REST!

Thank you Montclair for visiting us! Come back again.

Red Carpet
Car Wash &
Detailing



- Early bird and happy hour specials
 - 48-hour rain checks
 - Rewards program
- Gift boutique with greeting cards.
- FREE WIFI & COFFEE

303-329-0800

6465 Leetsdale Dr. Denver, CO 80224
www.redcarpethandcarwash.net

50% off
Any Car Wash*
(up to \$29.99)

30% off
Any Detail
Package*

*Limit one per customer. Cannot be combined with other offers)

Businesses Helping our Community

by Sandra Murray

Hello Neighbors:

You may have read in the previous issue that I am helping to build relationships and sell ads for The Montclarion to produce revenue needed to support our many events throughout the year.

What fun I have had – walking the neighborhood, meeting new business owners and engaging them to be part of our community. You will see many new “supporters” in this issue – who have offers and services just for you. Please tear out the offer, or take a photo with your phone – and support these businesses who help our community. Also, we want to recognize the many other businesses who have committed to this publication for many years. Thank you all!

Get to know our Montclarion Supporters!

Marczyk Fine Foods - Your World Class Neighborhood Market! A family owned, full-service market for people who love food. Offering Niman Ranch meats, cheeses from near and far, fresh fish, dinners to-go, organic produce, fresh deli offerings and personal service. Featuring Colorado products, local chocolates, milk in glass bottles, and Eastern Plains eggs. Two locations in Denver at 17th & Clarkson in Uptown or Colfax & Fairfax in Mayfair. www.marczyk.com



Meer & Company, Inc. - They offer full service landlord residential property management. This means that their experienced residential property management team handles all aspects of managing your property from finding the right tenant, collecting money, handling repairs and other rental agreement issues that might arise. Their landlord property management services save you time and help you make money on your Denver residential property. www.meerandco.com

7 Leguas Mexican Grille - Two locations on Colfax, this family owned restaurant will give you a true *South-of-the-border* dining experience. Featuring authentic Mexican dishes, signature house dishes, seafood, full bar and happy hour 3-7 Mon-Fri. Check out the offer and grab a friend and go say hello to Gema. www.7leguasmexicangrille.com

Lowry Printing is the best - One-Stop-Shop - for all your printing, shipping and office needs. Lisa James, owner and Montclair resident, learned how to multi-task working in Corporate America. At her all women shop in Lowry, she specializes in taking care of your last minute creative needs and works within your budget. Making you look good is her priority. Call Lowry Printing for a quote and mention this article for special pricing. No job is too big or too small. www.lowryprinting.com

Red Carpet Car Wash – A Wash Above the Rest! They made a lot of new friends with their FREE wash offer last issue, and look forward to seeing you again! Check out their Happy Hour Specials and professional detailing services. www.redcarpethand-carwash.net

Jimmy John's Sandwiches – Everyone loves a good sandwich and Jimmy John's, established in 1983, knows how to satisfy your craving. Recently opened in our neighborhood, the crew at JJ's looks forward to meeting new customers. Check out their offer here. Open 7 days a week and yes, they DELIVER! www.jimmyjohns.com

Pete's Market – Discover the old world charm that Pete's Market has to offer. Fresh produce, fresh meats, fresh bread and delicious homemade deli items with a Greek flair. Need a quick dinner - Pete's Meats prepares whole chickens and ribs to go. Pete's pride and joy is his nursery of beautiful plants. They also own Spinelli's in Park Hill. Check them out on Yelp.

Montclair Animal Clinic – Carrying on the 50-year tradition, The Sharkey's really love their practice here. Celebrating 5 years – they continue to take care of our animals with tender loving care. Check out their generous offer. Carrie takes her cat there and Jackson goes there too! www.montclairanimalclinic.com

Denver Key & Lock Company – They have recently moved their offices and want to make sure that you know they are still *Your First Name in Security* since 1932. Residential or Commercial – they are there to keep you safe. www.denverkeyandlockcompany.info

CONTAGIOUS MEDIA
"marketing with momentum"

Where Colorado Artists & Entrepreneurs Connect

SALES • MARKETING • PROMOTIONS • EVENTS

www.contagiousmedia.net 720.373.7131

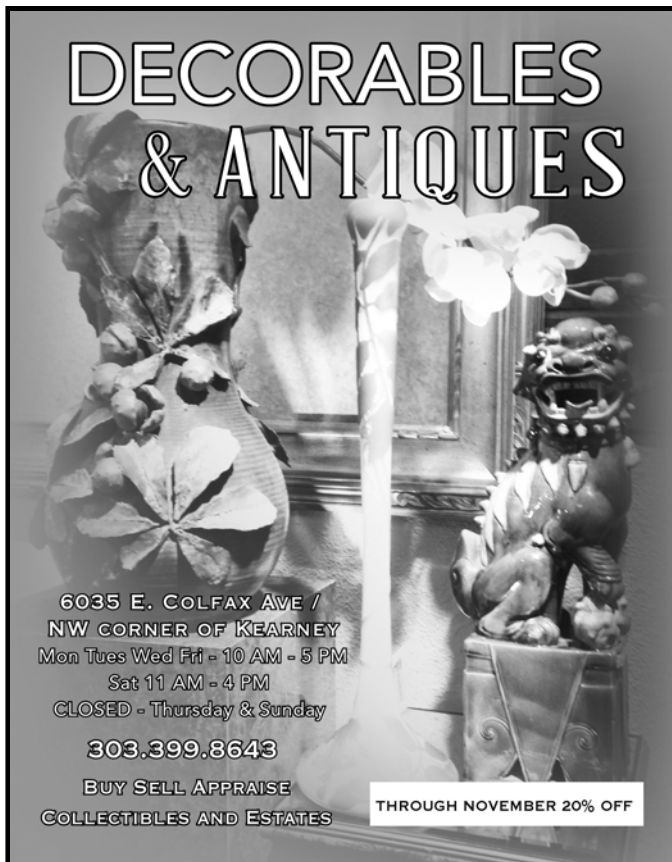
Real Estate Snapshot
By Valerie Alford, HMCAI Board Member

DEMOGRAPHICS OF MONTCLAIR

Population is 4,486
53% population is married
31% of the married population are both working
77% of households hold a mortgage
69% are home owners
Medium income is \$83,352
66% are college educated
Medium age is 39
20% of the households have children under the age of 8
34% of the households have children
Average size of a household in Montclair is 2.5

SUMMER 2016 DATA

June 23 -August 23
Actives - 26
Solds - 11
Average List price- \$640,727
Average sold - \$631,455
Average list to sold 98.6%



**DECORABLES
& ANTIQUES**

6035 E. COLFAX AVE /
NW CORNER OF KEARNEY
Mon Tues Wed Fri - 10 AM - 5 PM
Sat 11 AM - 4 PM
CLOSED - Thursday & Sunday

303.399.8643

BUY SELL APPRAISE
COLLECTIBLES AND ESTATES

THROUGH NOVEMBER 20% OFF



Bernardo and Gema Villa, owners,
invite you to stop in at either
location and experience their
true, South-of-the-Border recipes!
Serving breakfast, lunch & dinner.
Takeout orders available.



TWO LOCATIONS:

4550 E. Colfax / Cherry
303.322.4431

8501 E. Colfax / Wabash
303.954.8148

Bring this ad in for:

10% OFF!

One offer per table
Expires Nov. 30, 2016

HAPPY HOUR: 3-7pm Mon-Fri

HOURS: SUN-THURS: 10AM-10PM / FRI-SAT: 9AM-11PM
WWW.7LEGUASMEXICANGRILL.COM LIKE US ON 

Recent Montclair Home Sales

	Address		Baths	Beds	SqFt Above	SqFt Finished	SqFt Total	List Price	Sold Price
704	Ivanhoe	Street	4	5	3011	4476	4827	1,220,000	1,175,000
736	Ivy	Street	4	5	3038	3990	4561	1,100,000	1,087,000
945	Olive	Street	5	4	2831	3661	3661	975,000	980,000
1035	Monaco	Parkway	7	5	3155	4550	4624	975,000	965,000
730	Kearney	Street	2	4	1180	2360	2360	475,000	470,000
1230	Magnolia	Street	2	3	914	1596	1823	479,000	469,000
7135	E.11th	Avenue	2	3	807	1395	1460	375,000	380,000
1054	Leyden	Street	2	3	1212	1212	1212	380,000	380,000
1355	Niagara	Street	2	2	720	1368	1440	365,000	365,000
6725	E. 8th	Avenue	2	3	1206	1522	1558	350,000	355,000
1295	Pontiac	Street	2	2	866	866	1732	354,000	320,000

James LeDuc

Private Label Realty - Never Stop Trying Inc.

Your one stop shop

Real Estate and Construction Services

Follow us on Twitter @NSTrying

303.495.3957


nstrying@gmail.com

www.linkedin.com/in/nstrying

(303) 333-9898 Fax (303) 333-0719

JANICE I. JARRETT, O.D.
Mayfair Vision Clinic

1336 Leyden Street Family Vision Care
Denver, CO 80220 Contact Lenses



Carrying on the tradition for over 50 years
303.377.2779

15% OFF Exam and Comprehensive Blood Work
(show this ad to receive offer. Expires 11/30/16)

Dr. Steve and Christina Sharkey D.V.M.
By Appointment: Mon-Fri 9-noon & 1-6pm Sat 9-noon

1454 Tamarac Street, Denver 80220
www.MontclairAnimalClinic.com

Fresh Products Friendly Neighborhood Service



5606 E. Cedar Ave.
Denver, CO 80224

Store Hours:
Mon-Sat 7am-7pm
Sunday 7am-5pm
303-393-6247

303-393-6247



Serving Denver Since 1932

Come see us at our new location
303.321.0891

COMMERCIAL & RESIDENTIAL
4528 E. Colfax Ave Denver, CO 80220
www.denverkeyandlockcompany.info

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 \$

Name (s) _____

Address _____

Home Telephone _____ Work Tel: _____

Email _____

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