

# The Montclarion

Founded 1907 Denver, CO  
 1st Quarter 2017 www.HistoricMontclair.org HistoricMontclair@gmail.com

## Easter Egg Hunt

Small children and their parents are invited to....

**WHAT:** HMCAI's Annual Easter Egg Hunt

**WHEN:** 10 a.m. Saturday, April 15

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

**WHO:** Montclair families

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

**COST:** Free for Montclair families.

**GEAR:** Bring a basket, bag or box to carry your goodies home (we reuse the plastic eggs every year, so all eggs are emptied and left in designated boxes at the event)

**RAIN DATE:** None. Rain or snow the egg hunt is on!

**VOLUNTEERS:** We are in great need of volunteers to help scatter eggs throughout the park, stuff eggs, serve snacks, clean up etc. It will truly only take one hour of your time to help us pull off this fun event for the kids! Please consider volunteering, and contact Judy Baxter at [baxterj.jb15@gmail.com](mailto:baxterj.jb15@gmail.com).

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## Montclair Garage Sale

Time for spring cleaning! HMCAI is happy to sponsor our annual spring neighborhood garage sale. This year's event is:

**Saturday May 20th – 8:30 – 3pm**

All those interested please contact Valerie Alford at [Valerie@valeriealford.com](mailto:Valerie@valeriealford.com) or 303-641-6823 to pick up a yard sign.

# Historic Montclair Community Garden

By Karen Hickey

Are you a farmer at heart? Do you yearn for the opportunity to dig in the soil, to plant and then eagerly await results? Would you like a quiet peaceful retreat spot right in the midst of the city, in fact right here in Montclair?

We have just the thing for you, a plot in the Historic Montclair Community Garden in the 1400 block of Niagara St. Our urban oasis, near Colfax, has been in existence for seven years and may seem somewhat unbelievable. We are nestled off the street with shade trees, abundant water and fertile plots of land. We have an attractive entrance and wooden/wire fencing around the garden.

The garden has a shaded picnic table and several lawn chairs. Well-behaved dogs are welcome to accompany gardeners. They have their own little area with water bowls and leash hook-ups. Bikes, children and visitors are also welcome.

Our gardeners cultivate 31 plots. Techniques and growing methods vary --- some people plant just one crop such as corn or squash, some grow multiple crops in small squares, some specialize in vegetables or flowers or combinations. Some grow cool-weather crops.

There is a community patch for pumpkins, melons and squash. Many varieties of tomatoes dot the area. Other vegetables include cucumbers, beans, peas, carrots, chard and radishes. Many gardeners raise herbs.

We do some composting and use the results on our garden plots. Gardeners gather periodically for work days, cleanup activities and social occasions.

Don't be misled by our "No trespassing" signs. You are always welcome! In fact, we encourage neighbors and community members to come see us. We found it necessary to put up the trespassing signs to discourage overuse of the area by people passing through. We have had no problems.

The nominal plot contribution includes water, compost and mulch. Gardeners need not live in Montclair; many come from surrounding neighborhoods.

The garden season runs from April through October, weather permitting. If you are interested in a plot, contact Karen Hickey at 303-321-3542 or kh1211@comcast.net.



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# RECYCLE AND PROTECT MOTHER EARTH

*By Suzanne Fasing, HMCAI Board Member*

April 22, 2017 is Earth Day, and a good time to increase routine household recycling, and also recycle clutter in our homes and offices.

## **City of Denver recycling services:**

• Bi-weekly curb-side collection of paper, cardboard, newspaper, magazines, aluminum cans, steel cans, glass bottles, plastic containers with recycling labels 1 through 7, cartons (milk, juice, soup). For a complete list of items that are accepted, and items that are not accepted, visit the website:

<https://www.denvergov.org/content/denvergov/en/trash-and-recycling/recycling/what-can-be-recycled.html>

• Composting. For more information, visit the website:

<https://www.denvergov.org/content/denvergov/en/trash-and-recycling/composting/compost-collection-program.html>

• Hazardous materials pick-up, one time per year, per household, for \$15 fee. For fertilizers, weed killer, herbicides, fluorescent tubes, pesticides, non-rechargeable household batteries, motor oil, and other chemicals. For more information, visit the website:

<https://www.denvergov.org/content/denvergov/en/trash-and-recycling/hazardous-waste/household-hazardous-waste-collection.html>

## **Electronics, household items, rechargeable batteries:**

**Best Buy, East Mexico at South Colorado Blvd:** free recycling drop-off of a wide range of electronic and household items, including computers (desktops, laptops, tablets), monitors, keyboards, mice, computer peripherals, printers, ink or toner cartridges, shredders, e-readers, mobile phones, digital cameras, vacuum cleaners, fans, rechargeable batteries, hair dryers, curling irons, video gaming devices, portable GPS, pedometers, headphones, VCR's, CD and cassette players. For a list of products that are accepted, and those that are not accepted, visit the store website:

<http://www.bestbuy.com/site/Global-Promotions/Recycling-Electronics/pcmcat149900050025.c?id=pcm-cat149900050025>

## **Paint, varnish, and stains:**

**Ace Hardware, 7100 East Colfax:** free drop-off of latex and oil-based paints, stains and varnish, up to 5 gallons per visit, and aerosol paint cans with original labels.

## **Compact fluorescent lights (CFL's):**

**Home Depot** for free drop-off of CFL's, but not fluorescent tubes.

## **Packing materials:**

**Lowry Printing, 200 Quebec:** free drop-off of Styrofoam packaging peanuts, bubble wrap and boxes.

## **Over-the-counter medicines and prescription drugs:**

May be dropped off at Denver Health at Lowry, 1001 Yosemite Street; National Jewish Hospital, 1400 Jackson Street; Walgreens at 1111 South Colorado Boulevard. For a list of what is accepted, and what is not accepted visit the website:

<https://www.colorado.gov/pacific/cdphe/items-can-or-cannot-be-accepted>

## **Clothing recycling:**

Montclair Elementary School, at 1151 Newport Street has a red collection box in the parking lot that is accessed from Richthofen Parkway.

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## News from Councilwoman Mary Beth Susman, District 5



### Denver Arts and Venues 2017 Grant Opportunities

I want to let you know about some exciting opportunities for neighborhoods to add art and culture to their surroundings, funded by Denver Arts & Venues. They are the Denver Urban Arts Fund, Imagine 2020 Fund, and P.S. You Are Here Fund.

The Denver Urban Arts Fund is a graffiti prevention and youth development program which facilitates the creation of new murals in often vandalized areas. The program now has nearly 170 murals, on sides of buildings, concrete walls and other locations. Are there areas in Montclair that could use a beautiful mural? The call for proposals is open now and closes March 20, 2017. Visit <http://artsandvenuesdenver.com/public-art/urban-arts-fund/> to apply.

The Imagine 2020 Fund supports and generate awareness of programs that promote one or more of the seven vision elements of the cultural plan for Denver. These are: 1) Integration, 2) Amplification, 3) Accessibility, 4) Lifelong Learning, 5) Local Talent, 6) Economic Vitality, and 7) Collective Leadership. The call for proposals is open May 3 – June 16, 2017. Visit <http://artsandvenuesdenver.com/events-programs/imagine-2020-creating-a-future-for-denvers-culture/denvers-imagine2020-fund/> to apply.

The P.S. You Are Here Fund is a citywide creative placemaking and neighborhood revitalization initiative that cultivates collaborative, community-led outdoor projects in Denver's public spaces. PSYAH funds help support creative, short-term physical improvement projects that aim to transform our underutilized urban spaces to increase collaboration, honor heritage, build civic engagement, beautify neighborhoods, enrich communities, and inspire long-term change. The call for proposals is open August 7 through September 15, 2017. Visit <http://artsandvenuesdenver.com/imagine-2020/psyah/> to apply.

You can find additional information on all three programs or apply for funding at: <http://artsandvenuesdenver.com/> Let me know if you are going to apply so I can support your application.



### VISION ZERO

Denver has committed to eliminating traffic deaths. Tell the city about places that concern you or places you think are great for transportation and safety.

Do you think cars drive too fast down your street or know of a sidewalk blind spot where cars cannot see you? Maybe you know a place where the bike lane could use more protection from traffic or does not connect through to your destination? Crash data only tells one side of the story, and the city wants to hear from you about where our streets can be made safer.

Visit <http://www.denvergov.org/content/denvergov/en/transportation-mobility/vision-zero/feedback-map.html> and share your thoughts.

# Montclair Storm Water Management Study, Upper Basin

By David McCord

The City of Denver and the Urban Drainage and Flood Control District are studying flood and storm water management in the Upper Montclair Basin being the area from Fairmont Cemetery to City Park. Beyond the park is the lower Montclair Drainage study area with its own study. The two historic and no longer really visible streams in the area are approximately along Hale Parkway and Kearney from 12th to 13th, the approximate area of Kings Soopers and Safeway then northwesterly along Colfax to Holly into Park Hill and crossing Colorado Blvd. to City Park.

The first meeting of the Vision Implementation Team was held January 25 hosted by City staff and the consultants coordinating the study and representatives from all the neighborhoods in the upper Montclair basin area. The VIT is to provide insight, outreach, feedback on potential solutions, and promote input.

The problem the study will address is exemplified by the local high water problem that took place with the intense but local storm of June 24, 2015 that flooded streets and put property at risk. This was a 25- to 50-year storm and was not the 100-year storm FEMA defines for flood insurance rates. The goal is to provide the capability to move water safely away from people and property and to build detention capacity – hold water and let it go under control. Through historic time the basin developed without benefit of adequate storm drainage engineering. A brick storm sewer built in the 1920s benefited the Colfax area but did not consider the higher volume and rates of runoff that now occur with urban development of the basin to the south that was fully built to urbanization by 1981. The only engineered detention pond is in Crestmoor Park where water depths can reach six feet from an extreme storm. New development (re-development) over 1/2-acre must provide on-site detention.

The study will look at near and long range drainage improvements, drainage improvements for the 100-year storm event, and a resiliency framework in land use practice and green infrastructure to help with flooding that occurs from common storm events. The City's Waste Water Department has planned a budget of \$25 million for the 2016 to 2021 period to implement solutions.

<p><b>Avoid the Middleman and Save \$\$\$</b></p> <ul style="list-style-type: none"><li>• Drain Cleaning</li><li>• Sewer Line Scope</li><li>• Sewer Line Repair</li><li>• Sewer Line Replacement</li></ul>  <p><b>303.288.0039</b> GoDirectServices.com</p>	 <p><b>A Colorado Family Owned Company</b></p>	<p><b>Denver's Leading Concrete Contractor</b></p> <ul style="list-style-type: none"><li>• Concrete Stamping</li><li>• Driveways &amp; Sidewalks</li><li>• Patios &amp; Porches</li><li>• Concrete Removal</li></ul>  <p><b>303.287.0889</b> StoneandConcreteDenver.com</p>
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## **Paddington Station Preschool Students and Residents at the Rosemark Assisted Living and Memory Care Celebrated the Season Together**

*by Jennie Siebert, Paddington Station Preschool Teacher*

In late 2016, a unique partnership was formed between two organizations right here in our neighborhood. It was a magical morning of celebration when the pre-K and kindergarten students from Paddington Station Preschool spent time with their new friends at the Rosemark at Mayfair Park Residences. Together, the young and the “young-at-heart” created sparkly ornaments to hang on a grand holiday tree. Imagination was abundant as they used pipe cleaners and glittery beads to piece together snowflakes, candy canes, and stars to represent the joyous season. When finished with their creations, each child and his or her special friend found a perfect branch upon which to hang the masterpiece.

Leading up to this big day, when they were warmly welcomed by the Rosemark community, the Paddington Station Preschool children spent time practicing favorite songs and learning a special dance to share with their neighbors in the assisted living and memory care facility. When it was time to perform, the children eagerly gathered together and happily sang a holiday favorite about a deer with a bright red nose! This famous song was followed by a rendition of “Love in any Language” which the children also performed in sign language. The grand finale was a group dance to “Let it Snow”. The children twirled, jumped, and boogied together as everyone in the room sang along. It was a memorable morning for all - full of smiles, laughter, and joy!

A special shout out to the Paddington Teachers and Rosemark Community Outreach Team for working hard to create a wonderful, meaningful, and fun experience for the students and the residents.

To learn more about Paddington Station Preschool, located at 1301 Quebec Street, please visit:[www.paddingtonstation.org](http://www.paddingtonstation.org)

To learn more about Rosemark at Mayfair Park, located at 833 Jersey Street, please visit:[www.RosemarkMayfairPark.com](http://www.RosemarkMayfairPark.com)

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# Montclair School of Academics & Enrichment Update

By Kate Douglas Kestyn – Neighbor and Montclair Parent

Spring has sprung! Which to many of us means....gardening! Which also means our...

## Annual Garden Party at The Molkery Sunday, April 9th from 2:00 – 5:00 pm

A perennial neighborhood favorite! This year, in addition to your opportunity to order various annuals, perennials, vegetables, herbs, and hanging baskets, we will have a variety of cool weather annuals and vegetables for purchase at the event as well as succulent containers! We will also have garden experts on hand to help you plan your summer garden and answer any questions you may have.

So come join us for a glass of wine and to place your order – it's a great way to get exactly what you want for the season.

If you cannot make the event, you can still stop by the school office to get a catalog or you can place your order directly online (before April 21st!) at:

<https://sites.google.com/a/montclairpeak.org/montclair-plant-sale-catalog/home>

So don't miss your opportunity to get a head start on your garden and help us reach our fundraising goal to support enrichment at the school.

### DPS School Choice Round 2

Round 2 of the DPS SchoolChoice process begins after families are notified of their Round 1 school placement. This year, Round 2 begins March 20. Round 2 is the first-come, first-served segment of Choice for families who missed Round 1, who took part in Round 1 but want to re-explore their options, or who are new to DPS for next school year. Submit your completed Round 2 form directly to the Montclair office. Details about SchoolChoice can be found on the DPS website:

<http://schoolchoice.dpsk12.org/schoolchoice-round-2/>

We will be accepting students in ECE4-5th grades who live within the Denver Public Schools neighborhood boundary, and also accepting students who live outside of that boundary. Forms are available in the school office. If you already attend Montclair, please share this information with friends!

We hope you will consider attending Montclair in 2017! Feel free to call or stop by the school for answers to any questions that you have! Office: (720) 424-5380 <http://montclair.dpsk12.org/>

### Denver Police Dept. District 2 Citizen's Advisory Board

The **2CAB** meeting is held on the last Wednesday of every other month. Our next meeting will be Wednesday, March 29 1800 to 2000 (6 p.m. to 8 p.m.) here at District 2 (3921 Holly St).

Join Commander Calo as he talks about crime in District 2. We will cover crime patterns, trends and discuss prevention techniques that we are employing to reduce crime throughout the District.

Everyone is invited!

You will be able to bring up any questions or concerns you may have.

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# Sixty-Five Years in Montclair

*By Sandy Corlett*

It was a sunny day in May, 1951, my brother Lex and I were waiting on the front lawn of our “new” house for the moving van to arrive. Our father had bought the Victorian house at 601 Oneida from Sophia Bowler Pollock, a family friend. I was very excited to be moving into such a big house where we had lots of room for playing and art projects. I soon learned that having a big house did not mean I didn’t have to put my stuff away.

Summertime was fun for us. There were lots of opportunities for having fun. Denver Parks and Recreation ran a summer day camp at Montclair Park. The Park Rangers had so many things for us to do; it was difficult to decide what to do first. We went to the summer camp as often as we could. We were also into swimming and judo. We were very lucky that our mother was an artist. She always had projects ready for us to do at home. The nice thing about having art at home was that we could invite a friend or two to join us. We also spent a lot of time working at the Denver Art Museum with our mother, who was a longtime volunteer. The museum curators always had lots of fun jobs for us to do.

The summer of 1952 there was a nationwide outbreak of polio. Many children were quarantined by their parents to their homes. We lucky to have a very large yard, our parents allowed us to go outside for 30 minutes each day. I had two friends who were stricken with the disease. I think this long summer taught me a lot about liking being alone.

When summer came to an end it was time to go back to school. Many of our friends went to Montclair Elementary. It was always nice to see friends we had not seen over the summer. Even in bad weather most of us walked to school. We all needed to get our wardrobes ready for school. The girls had to wear dresses or blouses and skirts and the boys had to wear long pants and striped pullover or button up shirts. Everyone had to have tennis shoes for gym class. I was always excited to start school. Our days were very busy with a lot of classes. We could have piano lessons after school for a small charge.

Montclair Elementary was growing. Every September the fourth graders from the Montclair Annex would join with our fourth grader to finish grade school. The baby boomers were enrolling in 1st grade. The school was so crowded, we had to go on split session until Whiteman Elementary could be built. I do not remember exactly when we went on split session or when we stopped. What I do remember is crowded classrooms and halls. I was in the morning session; many of my friends were in the afternoon session. This made afterschool activities very difficult to schedule.

Most of our class went on the Hill Junior High School and George Washington High School, and then on to college.

After college Jim Corlett and I moved as newlyweds to Montclair. We first rented a town house on Ivanhoe St. After a few years our family had grown. We bought one of the new houses on Pontiac St and moved in with our baby daughter.

Montclair had grown and changed in the last twenty years. Most of the changes were liked by the community. We had two more parks for the families to use. Montclair had several community associations over many years. The Improvement Association of the 1940s had been dormant for many years was reborn as the Montclair Community Association to help the community cope with the Court-Ordered Public School Bussing. MCA not wanting to be a one Issue organization began having events for the whole community. The favorite event for the Corlett family was the Picnic and Movies after Dark at Montclair Park. In 1975 MCA was instrumental in getting a portion of Montclair designated as a Historic District. The MCA, now known as the Historic Montclair Community Association has been serving the community for 47 years. I am proud to have been on the board four times. Montclair would not be as nice a community without the HMCA.

Last Fall Jim and I decided we needed to downsize to a smaller house and move closer to our daughter, son-in-law, and grandsons. It was a difficult decision to leave the Montclair I had lived in for 65 Years. I miss the beautiful landscapes; and the wonderful people, and friends. We are only 45 minutes away, I am hoping to attend some of the events.

It has been a wonderful 65 Years, Sandy Holland Corlett





2017  
GREAT DENVER CLEANUP  
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- Sustainable Neighborhoods
- Block Leaders
- All Denver Residents

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## Spring 2017 Garden Planning

For those of us who regard spring as time to think about the coming gardening year, this is the time to plan your garden. An actual plan can be laid out on graph paper with measurements, sun/shade considerations, plant size and color etc. Many gardening books are available for advice but they need to relate to the vagaries of our semi-arid climate and our high alkaline soils. If you are new to Colorado you will discover that plants that may have thrived for you in other parts of the country will often require more careful attention or not thrive at all. It can be a challenge but with a little work, gardening here can be very rewarding. For my vegetable garden, I have a plan year after year, and actually practice crop rotation. At this time you can start seeds and cuttings for the garden, start preparing the soil, transplant and prune plants that need it and generally clean up the garden. I always advocate leaving some leaves on your beds, digging them into your soil or placing them in your compost pile rather than throwing them in the trash. If you can afford the modest fee, get a City compost bin. Even if you have a compost pile these bins are great for large items such as branches and they take things like Kleenex, shredded paper, used paper plates, napkins, cups, and paper towel all of which cannot be recycled.

While we seem to have plenty of snow in the mountains, Denver has been very dry. Remember to water your plants, especially newly planted ones, when the weather is above 40 degrees and there is no snow cover. When considering options that help you conserve water (and lower maintenance) keep in mind that cutting down lawn areas, adding patio or deck space, arranging plants with similar water needs together, separating turf from other plantings and using retaining walls or other terracing devices on slopes, are all important to consider. If you want special, exotic or high water using plants in your landscape confine them to areas where you will appreciate them and can more easily care for them such as: near your patio or entry instead of spreading them indiscriminately throughout your property. Adding compost (1-2 inches deep well dug into your soil) will help your plants grow while conserving water. Placing at least 3" deep mulch around your shrubs and trees and 1-2" deep around flowers and vegetables, whether it is wood chips, leaves, straw or other natural materials, will lower water use, and (usually) keep weeds under control.

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

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## Where's My Stuff?

by Kate Boland, Boland Law and Mediation

When my niece was a little girl, she always wanted a clear handle on where all of her things were in my house. She would come in asking, "Where's my stuff?" and start searching. We go through versions of this throughout our lives. Perhaps the most poignant and difficult example is the final one, completed by your loved ones after you have passed on. Then, it is up to someone else to identify, collect and distribute your stuff for the last time. After that, your stuff becomes someone else's. If you care about what happens to your things and your legacy after you die, it is critical to make a comprehensive list of what you have and where it lives. This should include a list of all property, as well as insurance, investment and retirement accounts and where they are located.

Most people care deeply about what happens to their body and certain cherished items from their life. But many don't like to think about dying, much less discuss it in any detail. However, if you don't discuss it and leave clear directions, everything is guesswork. Writing things down leaves less room for interpretation and reliance on people's memories or intuition. With a little forethought, you can not only make funeral arrangements ahead of time but complete written instructions for exactly what you want to happen with everything you own after you die.

With your home, retirement accounts, antique furniture and sentimental bobbles, etc., you can clearly describe what you want to happen in a will or in a trust and personal property memorandum (which one works best depends on your individual circumstances). You can carefully select someone who will respect, honor and carry out your wishes and give them authority to do so. This is called your personal representative (formally "executor") and the process is called probate. In Colorado, probate is a simple, straightforward and orderly matter. It is also the format for identifying and dealing fairly and directly with anyone to whom you may owe money.

With the authority given to your personal representative by the probate court—and with written instruction on where your assets and accounts can be found—your "stuff" will be collected, sorted and given to the special people who have touched your life. Your debts will be finally addressed. And, you will be remembered as the wonderful and *organized* person everyone hoped you would turn out to be.

### HMCAI 2017 Calendar

April 15	Easter Egg Hunt in Montclair Park	10:00 a.m.
July 4	July 4 Picnic in Montclair Park	10:30 a.m.- 2 p.m.
September 15	Beer & Wine Reception @ Molkery	6:30 p.m. - 8:30 p.m.
October 18	Annual General Meeting @ Molkery	7:00 p.m.
October 28	Halloween Party @ Molkery	3:30 p.m.- 5:00 p.m.
December 9	Treats with Santa @ Molkery	10:30 a.m. – noon



Log on and search for  
"Historic Montclair Community"

## Businesses Helping our Community

by Sandra Murray, owner of Contagious Media, marketing with momentum.

### Spring is in the air in Historic Montclair!

Hello Neighbors. Are your tulips and crocuses peeking through? Spring is just around the corner - and soon - our neighborhood will be filled with the fragrance of spring flowers and trees – our lawns will green up and our neighbors will be more active - gardening, walking their dogs, strolling their children and just enjoying our lovely surroundings.

Old and new - we have over 3300 homes with residents living here for many years and we are seeing many new people moving in. As I walk Jackson, we meet 3-4 new neighbors a month. With that said, I encourage you to say hello and welcome them to our neighborhood.

In this issue, we want to welcome new supporters to The Montclarion. As you look through this issue, please notice all the ads and know that these are the businesses whose dollars help us fund the many events we produce for our community annually. **They want to get to know you so please tell them you saw them in The Montclarion.**

### Welcome to these supporters:

#### **Stone & Concrete Denver & Go Direct Plumbing Sewer & Water: A Colorado Family Owned Company – since 2005 – We can do it all!**

Stone & Concrete provides concrete work to Residential and Commercial customers in the Denver and surrounding areas. Whether you need a flagstone patio, new walkway, resurfaced driveway, concrete removal or more – they can do it all! They are Denver's Leading Concrete Contractor with over 50 years of combined experience providing you with superior customer service. To learn more, visit: [www.StoneandConcreteDenver.com](http://www.StoneandConcreteDenver.com)

**Go Direct Plumbing Sewer & Water** is their sister company – whose expertise is in sewer line replacement/repair, trenchless drains and drain cleaning. They will clean your drain and scope your line for a special price – see their ad. Since our homes were built before 1984, it will give you “peace of mind” to know the condition of your sewer line. Avoid the Middleman and Save \$\$\$ as Go Direct has the crew and equipment to repair or replace your old sewer line for a fraction of the cost. To learn more, visit: [www.GoDirectServices.com](http://www.GoDirectServices.com)

**DJ's Café - Colfax:** Brothers Jason and Devin Stallings (DJ's) launched their third restaurant in January 2017 at 1490 Eudora/Colfax in the south end of the old Cork House. Serving breakfast, lunch and brunch from 7 a.m. to 2 p.m. Monday through Friday and 8 a.m. to 3 p.m. for brunch on Saturdays and Sundays, they can't wait to have you stop in and try their award-winning food. In fact, they have a great ad with FREE offers in this issue. They are committed to providing the highest quality products and services in an environmentally responsible manner – doesn't get any better than that. Check them out: [www.DJsCafe.biz](http://www.DJsCafe.biz)

#### **Desmond Bar & Grill:** Chef Sean Kelly celebrates one year in the Park Hill Neighborhood.

Many of us enjoy dining out at a nice place, but don't want to drive too far. We are so lucky to have Desmond Bar & Grill less than a mile from us. Located at 22nd and Oneida, Chef Sean Kelly opened this eclectic neighborhood meeting place in January 2016. The menu, which changes regularly, consists of Mediterranean shared plates with a few elevated bar snacks. They pride themselves in their selection of specialty wines, crafted cocktails and the largest selection of 16 beers on tap in the area. Veteran Denver diners will recognize Kelly as the chef whose credits include Barolo Grill, where he was the first chef, and his own Aubergine Cafe, Biscuit, Clair de Lune to name a few. Desmond is open Tuesday through Saturday from 5 to 10 p.m. Check out the ad for Happy Hours and the patio will be open soon.

For reservations: [www.desmondbargrill.com](http://www.desmondbargrill.com)

#### **Saturday Morning Chi Kung in the park – Starts May 6th**

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 11 years. He has taught a variety of classes over the last 20 years both locally and nationally. For more information and pricing, call Eric directly at 303-355-1239—or just show up beginning Saturday, May 6th weather permitting.



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# The Shrinking Low Supply Denver Real Estate Market

We are now at an all-time record low home sales inventory in Metro Denver. In July 2007 there were over 31,000 residential properties for sale. In February 2017, there were 3878 active listings (both single family and attached homes). Mortgage loan interest rates, although still low by 20th century standards, have risen slightly (.75%) late in 2016. Another small increase is anticipated this spring (2017).

How do these trends affect the marketplace?

---When the number of homes available for sale drops, the remaining homes for sale become more valuable. The average price of a metro Denver home rose 7.8% this past year.

---Most homeowners have more equity (read PROFIT) in their homes than they realize. This profit can be used toward a down payment on their next home.

---Increased home prices and rising mortgage interest rates will diminish buying power for many trying to purchase a new home. Some buyers who were shopping in 2016 will now be unlikely to afford as many homes in 2017.

---Sellers will now have fewer buyers who can afford their homes. With fewer buyers competing for their home, sellers will need to be very accurate and realistic in their pricing.

What can be done to better prepare for buying or selling in this market?

--Buyers need to be financially ready to buy.

It can be challenging to locate the right home when there are so few available. Buyers need to be pre-approved by a reputable mortgage lender and include this approval with any offer to purchase.

--Sellers need to confirm buyers' ability to get loan approval and make it to closing. Sellers also need to negotiate an offer at a level that appraisers will confirm as the market price. The recent sales of similar homes in your neighborhood are used by licensed appraisers to validate the "under contract" sales prices and accompanying loan approval.

Please call or write if you have questions or wish to discuss.

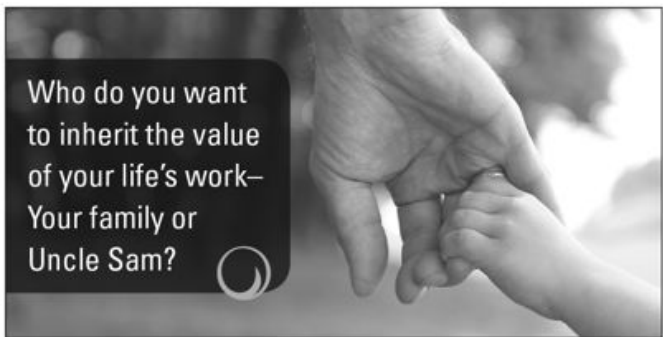
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figures obtained from Denver Metro Association of Realtors

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**Active Listings/Recent Sales**  
by Valerie Alford

	Baths	Beds	SqFt Above	SqFt Total	List Price	Sold Price
1110 Leyden	5	6	3118	4667	1,195,000	
820 Leyden	5	6	3803	5577	1,160,000	
842 Poplar	6	5	2779	4155	1,124,900	
5745 E 6th Avenue	5	4	3531	4729	1,095,000	
1061 Krameria	3	4	1890	2835	595,000	
1440 Niagara	2	4	1370	1706	514,000	
1157 Jersey	1	2	995	1418	450,000	
655 Quebec	2	3	1335	1335	439,945	
871 Quebec	1	3	1075	1908	395,000	
5722 E 14th	2	3	1359	1359	374,900	
1375 Quebec	2	4	876	1752	345,000	
1371 Ivy	1	2	1034	1034	314,900	
1375 Ivy	1	2	725	725	299,900	
1163 Krameria	3	3	1239	1219	265,000	
952 Krameria	4	3	2896	4490	900,000	860,000
770 Kearney	2	3	1996	1996	640,000	627,000
921 Pontiac	2	4	1172	2224	490,000	483,000
924 Jasmine	3	5	1653	3306	497,500	480,000
790 Leyden	2	3	1396	2498	460,000	468,650
1409 Niagara	2	3	1131	2262	475,000	465,000
720 Onida	2	2	1386	1386	425,000	425,000
851 Quebec	2	3	858	1716	397,000	397,000
927 Locust	1	2	924	924	349,900	349,900
1025 Jasmine	2	2	1185	1185	288,000	283,000



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# WE NEED YOU!

## YOUR NEIGHBORHOOD CALLS

### Historic Montclair Community Association Membership Drive

For only \$20 annually per member household, HMCAI 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



HMCAI publishes the quarterly Montclarion newsletter, serves as a liaison with Denver metro, and proudly maintains the Molkery. Join in the fun and become a member today!

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



Come experience Chef Sean Kelly's eclectic neighborhood meeting place.

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## 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