



The Montclarion

Founded 1907

Denver, CO

2nd Quarter 2017

www.HistoricMontclair.org

HistoricMontclair@gmail.com

Celebrate July 4th in Montclair Park with HMCAI

Please join us for our annual Montclair neighborhood picnic. Food, festivities, & fun!

WHEN: Tuesday, July 4th at Montclair Park

TIME: 10:30 AM-2:00 PM. Dixieland Express jazz band will be playing 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
- 10:45 a.m.: Pet costume parade – new event! See below
- 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 \$7/adult (11+) and \$5/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 adults-only beer and wine 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!

*****PET COSTUME CONTEST*****

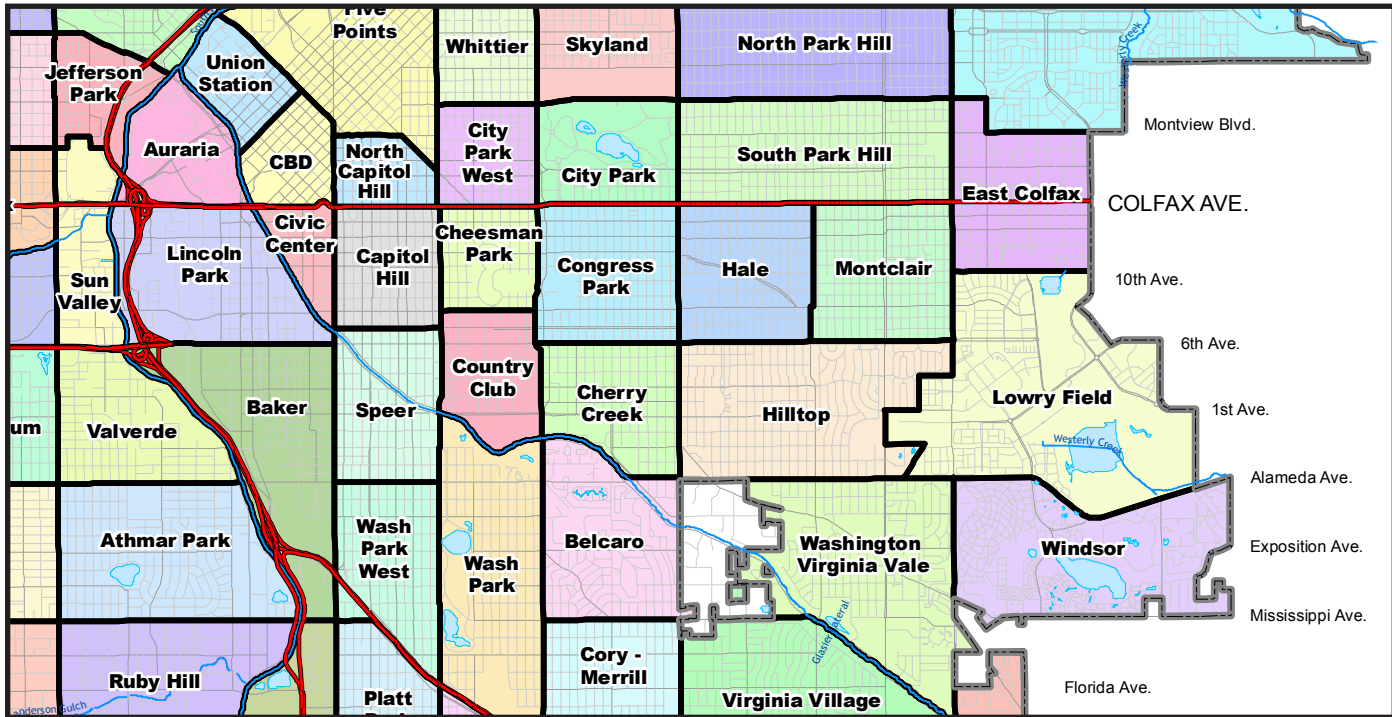
For all of you who love their pets a "PET COSTUME EVENT"
 Only requirement is for the pet to be leashed and your imagination to go wild.
 Treats and prizes will be awarded!

Table of Contents

- July 4th Celebration.....1
- Our Neighborhood.....2
- Noxious Weeds.....3
- Councilwoman Susman.....4
- Basin Storm Study.....5
- Paddington Station.....6
- Montclair School.....7
- Host Families Needed.....8
- Prevent Flooding.....8
- Neighborhood Parks.....9
- Community Reminders.....10
- HMCAI Calendar.....11
- Community Businesses.....12
- Real Estate Market.....13
- Firehouse 14.....14

Our Neighborhood

Montclair is one of Denver's 78 statistical neighborhoods. It is bordered by Colfax Ave. to the north, 6th Ave. to the south, Quebec St. to the east and Holly St. to the west.



Patio Now Open




**M-F 7-2
SAT & SUN 8-3**



Historic Montclair

Now Serving Breakfast, Lunch & Brunch
Classic Hearty Breakfasts
Signature Brunch Entrees

1490 N Eudora St
Denver, CO 80220
 SW Corner of Eudora and Colfax,
 Just East of Colorado Blvd

(720) 541-7467 • djscafe.biz

\$5 OFF
 Any Check Over \$20
 EXPIRES 9-30-17
Must present coupon. Not valid with any other discounts. One coupon per person.

FREE
 Bottomless Coffee
No purchase necessary
 EXPIRES 9-30-17
Must present coupon. Not valid with any other discounts. One coupon per person.

FREE Entree
 Buy one Breakfast, Lunch or Brunch Entree and get the 2nd FREE Equal or lesser value.
 EXPIRES 9-30-17
Must present coupon. Not valid with any other discounts. One coupon per person.

Dining Alone?
50% OFF
 Single Entree
 EXPIRES 9-30-17
Must present coupon. Not valid with any other discounts. One coupon per person.

Noxious Weeds in Colorado and Denver

By Gail Barry, HMCAI Treasurer

Noxious weeds are those non-native plants that are found to be aggressive and invasive. These species propagate easily, will invade and replace native species, reduce agricultural productivity, cause soil erosion and pose an increased threat to communities in danger from wildfire. The Colorado Department of Agriculture (CDA) has a Noxious Weed program aimed at controlling noxious weeds. The CDA tries to prevent new introductions of invasive species, eradicate species with isolated or limited numbers, and contain/manage the well-established and wide-spread species. Many front-range communities have been fighting Canada thistle, field bindweed and several other noxious weed species for years. Some plants get started because people think they are pretty, transplant them from others, and encourage them to grow. Most of the others are spread by seed in the wind or by birds and other creatures. Among the pretty ones are tansy, myrtle spurge also known as donkey tail or creeping spurge, Dame's rocket, purple and garden loosestrife, oxeye daisy, baby's breath, butter and eggs and other toadflax species. Most people do not know these are invasive species. There are also a number of what we all think of as actual "weeds." Thistles are in this category including; Bull thistle, Canada Thistle, Musk Thistle, Plumeless Thistle, Scotch Thistle, as well as several varieties of knotweed. There is also a noxious weed—puncturevine aka goatheads-- which produce thorny fruits which can hurt and/or cling to sox and dogs, and travel to other places via this method. I believe we have a crop of this plant south of Montclair School. I try not to walk my dog through there where the fruits have produced.

Noxious Weeds are divided into 3 categories. List A species must be eradicated whenever detected in order to protect neighboring communities and the state as a whole. In this category are Cypress and Myrtle spurge, two species of knotweed, parrot feather, Giant reed, and a number of others. Please consult the Colorado Department of Agriculture's (CDA) web site for complete information and identifying pictures. If you have these species in your garden please get rid of them. You can also download the noxious weed identification mobile app for iOS and Android.

List B species species are already established and being managed to prevent their spread. This list includes a number of plants from the thistle family, tansy, teasels, toadflax, oxeye daisy, Russian olive, Salt Cedar (Tamarix varieties,) and several others. Once again consult the CDA website. In our neighborhood thistles and bindweed continue to be a problem. Those who have them should make every effort to get rid of them. To this list I would also add Rampion bellflower or Chimney bells (*Campanula rapunculoides*) referred to by some as the "purple monster." This variety of bellflower while pretty and often found in older gardens, is very difficult to get rid of or even contain as it spreads by underground runners, by seed, and by root pieces left in the ground after digging.

List C species are very widespread throughout Colorado. CDA will support local agencies with education, research and biological control resources should those local agencies choose to require management of these species.

There is also a Watch List which is intended to serve as an advisory and educational tool. It encourages identification and reporting of certain species.

For noxious weed identification and management recommendations, please contact Kelly Uhing, Denver City Naturalist, at 720-913-0659 or Kelly.uhing@denvergov.org.

Additional information about recycling various items is available at this website: www.recyclenation.com

Questions? Concerns? Suggestions?
Contact your HMCAI Board at historicmontclair@gmail.com

News from Councilwoman Mary Beth Susman, District 5



Neighborhood Planning Initiative and Historic Montclair

The Neighborhood Planning Initiative (NPI) is a new commitment by the city to cover 100% of the city with area plans. This will be achieved over a period of approximately 10-14 years. Under Denver's current planning approach of conducting one or two neighborhood plans at a time, this would have taken approximately 78 years to achieve. To manage this the city has grouped together statistical areas for planning purposes. I am thrilled to report that the East section is in the First Phase for the initiative and planning will begin in the next few months. This area covers our Historic Montclair, East Montclair, Bellevue-Hale, and Mayfair neighborhoods. The last neighborhood plan we had in these RNOs was East Montclair's and that was in 1992! The others have never had an official plan. Each neighborhood will receive its own section in the plan. These sections will feature recommendations customized to each neighborhood, as needed. Happily, our Virginia Vale and Winston Downs neighborhoods are in the second phase of the initiative.

Neighborhood plans do a lot for communities: They engage neighborhood stakeholders in identifying a future vision for the area and then provide strategies and recommendations for achieving that vision. They provide detailed recommendations for land use and future investments to help ensure neighborhoods flourish as envisioned by the plan. They provide a level of analysis, detail, and guidance on issues affecting local areas that citywide plans cannot.

You can read all about the planning process here: <http://bit.ly/Planning-Initiative>

Be sure to stay tuned to our website, newsletters, FB and Twitter to hear about public meetings, engagement opportunities, and progress on the plan.

Koko FitClub

Feel Great this Summer.



How do you want to feel this summer? Living in Denver, you do not lack for opportunities to get outside and have adventures. From climbing a mountain to biking to a farmer's market, there are an abundance of choices for everyone. All of these activities are more enjoyable and more likely to happen, if your fitness is better. So this summer, challenge yourself to feel better, inside and out.

Let us help you with that challenge. We invite you to try 30 days of coaching and complete fitness at Koko FitClub for just \$30. No risk. No obligation. Just great results! If you don't love Koko in 30 days, we don't deserve you as a client. It's that simple.

30 DAYS \$30*

*Some restrictions may apply. See club for details.

30 Days of Complete Fitness. Call, Click or Visit to Get Started

6231 East 14th Ave. Denver, CO 80220

303-872-8380 **KokoDenver.com** us@kokodenver.com

Upper Montclair Basin Storm Water Study

By Dave McCord, Montclair resident

There have been a series of public meetings with City staff and consultants examining high runoff locations in the upper Montclair drainage basin that is the area approximately from the south eastern corner of City Park, along Colfax to about Quebec and south or southeasterly to the Fairmont Cemetery. Little urban development in the basin was ever planned to accommodate storm water detention or storm water drainage capacity. Flooding commonly occurs in local areas including car bumper deep water at 14th and Kearny, 16th and Dahlia vicinity, and the King Soopers and Safeway blocks.

The following are comments from the Vision Implementation Team (VIT) meeting of May 16.

Key areas to be evaluated, largely flood spots, identified at the earlier March public meeting are the following: Hale Parkway, Severn & Jersey, Colfax and 16th Ave corridors, 14th & Krameria, opportunities for green streets, additional green spaces, efforts to increase community education on flood proofing and other personal property strategies.

1. Hale Parkway (one of the historic drainage locations): Traffic should be evaluated noting use from development at 9th and Colorado and nearby. Average daily traffic today is 7100 vehicles. The consultant team will coordinate with Public Works on projected travel demand and capacity constraints for Hale.
2. City representatives are to speak at RNO meetings regarding flood proofing tips, resources and tutorials. City staff will also attend the June 27 meeting on additional education materials for the community.
3. Colfax Corridor: the efforts underway to promote density include transition of motels to other uses presents opportunities for land uses that improve the corridor, increase neighborhood safety and create space for storm water detention capacity; includes looking into the vacant parking lot at Colfax and Kearney. Strategies:
 - neighborhood planning initiatives, code enforcement and coordination among City Departments and projects,
 - mapping of potential inundation areas and detention opportunities,
 - zoning overlays or other regulatory controls in potential inundation areas
4. Plugged or partially clogged drains in the upper basin are a major concern and there is a desire from the VIT members for info on flood tips and who to contact when inlets are plugged or non-functional. Inlets at 11th and Leyden were specifically mentioned. Items discussed included City maintenance schedules, citizen reporting, community groups to clean drains, and community education. Residents should call 303-446-3400 to report plugged drains.
5. Project team is to tour 16th Ave. to identify potential treatment sites.
6. CU-Boulder is working with Park Hill on green infrastructure and a rain garden pilot program.
7. Regional detention opportunities may exist near King Soopers/Safeway/City Floral. An outfall plan would inform the City and developers. The King Soopers vicinity has long been an issue.
8. It was asked if there is a way to incentivize a reduction in imperviousness. (Probably not.)
9. It was asked if there is an acquisition trigger to flag properties when they come up for sale that are identified in the outfall plan (as potential solution sites).
10. A notice could be sent to property owners in potential inundation areas to provide information and resources for such owners.
11. Concern was expressed about flood insurance rates in the plan's inundation areas. (Note that flood insurance is always available, if in a FEMA flood identified area, the rate is subsidized.)

Please attend the community meeting, Upper Montclair Basin Storm Water System Study, at The Art Gym, 1460 Leyden St., Tuesday, June 27, 5:30 PM – 7:00 PM

Paddington Station Preschool Receives Grant to Upgrade Climate Control

Paddington Station Preschool announced today that it received a \$10,476 grant from the Qualistar Colorado Capital Fund to support the replacement of the original rooftop heating/cooling unit with destratification fans.

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. Paddington offers a play-based program to 250 students between the ages of 18 months and 6 years. The school was founded in 1993 and has been in its permanent location at 1301 Quebec Street for 17 years.

The Qualistar Colorado Capital Fund is a competitive grant opportunity available to eligible non-profit early childhood programs that wish to make permanent facility improvements tied to providing quality indoor and outdoor physical environments for children, families and staff. The grants are made possible through generous funding from the Anschutz Foundation, the Boettcher Foundation and the Gates Family Foundation. Qualistar manages the grant process and awards statewide.

For more information about Paddington Station Preschool, call 303-333-9154 or visit www.paddingtonstation.org.

1213 OLIVE STREET



Sold by your Montclair Realtors!

303-886-0000 | www.callitsold.com

denice &
REAL ESTATE
stephanie

Montclair School of Academics & Enrichment Update

By Kate Douglas Kestyn – Neighbor and Montclair Parent

Happy summer everyone. I am writing this, with Continuation for our 5th graders later this afternoon, immediately followed by the last day of school on Friday. The kids (and teachers) are very excited for a few months off to enjoy the warm weather...and freedom!

I am especially proud of our outgoing 5th grade class – the Montclair Class of 2017. For those of you not familiar with this group, they have been leaving an impact on the school since their Kindergarten year. For unlike other years, when Montclair would have admitted three classes of students, we found ourselves with four. And not just four. Four REALLY large classes. It was definitely a challenge, but one that was met in typical Montclair fashion, with the community – students, parents, teachers, and staff – coming together to ensure that every child had the same great educational opportunity with the least impact on the rest of the school. Since then, these young people have grown, matured, and blossomed into a well-rounded group that embodies the school's cultural characteristics – gratitude, self control, curiosity, social intelligence, integrity, optimism, and grit. They are now off to new adventures in middle school. We have students moving on to DCIS, DSA, DSST, GALS, Hill, McAuliffe, Morey, and others. A true representation of this unique and diverse group of young people. Congrats to our 5th Graders!

So it's not surprising that this group wanted to leave a lasting reminder of their time at Montclair while providing something beautiful for the school and community to enjoy for years to come. A legacy. After the winter break, I had the good fortune to begin working the students to consider, evaluate, vote, fundraise (and fundraise, and fundraise), and ultimately re-build the flower garden at the corner of 11th and Newport. I commend the students for the thought and consideration they brought to the effort. Thank you to everyone who volunteered their time and energy, as well as financially supported the project. Thanks also to Mark Ward from Off the Wall Masonry for providing the labor to build the raised beds. He and his crew put in two very long days to help realize the vision. From the comments we have received from the numerous dog-walkers while working on it over the past week, it is a great new addition to the neighborhood. So please stop by and enjoy the garden!

And speaking of gardens, we want to extend a heartfelt thanks to all of our neighbors and friends who supported our annual Spring Plant Sale. We are pleased to announce that we raised over \$7000. These funds ensure that ALL of Montclair's students can take part in our wonderful enrichment programs even if they can't contribute to the school's enrichment fees. It also assists with our personalized learning (project-based learning) and learning 21st Century skills of critical thinking, research, and presentation skills. Thank you! We hope you are enjoying all of your beautiful new additions to your yards.



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 painters!**

20% off labor on all interior jobs
performed in December - April

CALL (303) 512-8777
www.irelandsfinestinc.com

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

15% off wine

Excludes sale items, lotto, tobacco & case prices.

Expires 8/31/17. 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

Host Families Needed For Up With People Students This Summer

Experience the world without leaving your home! Up with People is bringing a cast to Denver July 25 to August 28. We are a global education, service, and performing arts program that takes young adults ages 17-29 from around the globe on a six-month, multi-continent tour. During the tour, international participants travel to a new destination each week, live with local host families for a true cultural immersion experience, and contribute 1,000 hours of community service. In addition, they perform a live, high-energy show. Students also have the opportunity to earn 12-24 college credits for their time in the program.

A major element of the Up with People program is living with local host families in the communities we visit. This is where the sharing of cultures takes place. Over the past five decades, Up with People participants have interacted with nearly 800,000 families in 72 countries.

As a host family, we ask you to provide the following for your guest(s) during their visit:

* A place to sleep

* Some meals (breakfast and dinner)

* Limited transportation

* An overall safe and comfortable atmosphere to promote the sharing of customs and cultures

If interested, please contact Miguel Samaniego at msamaniego@upwithpeople.org or 520.258.3842.
www.upwithpeople.org/denver

Tips To Help Prevent Flooding And Keep Your Neighborhood Clean, Too!



- Ensure street gutters and alleys are clear of trash and loose items that could potentially interfere with storm drainage.
- Avoid placing trash and recyclables in bags or containers directly on drains and inlets.
- Avoid placing your trash or recycling carts, trash bags, trash cans or loose items out early on your collection day, especially on days when rain is in the forecast. City rules prohibit trash or recyclables from being placed out for collection earlier than 7 p.m. on the day prior to collection and requires that emptied containers be removed from the collection location by 7 p.m. the day of collection.
- When heavy rain is forecast, place trash and recycling bins and items at the end of your driveway close to, but not in, the street to keep the gutter flow line clear and to avoid spillage due to heavy water flow.
- Do not rake leaves, grass clippings or yard debris into the street or alley or put them down an inlet.
- Never, ever throw lawn clippings and other yard debris into a gulch or stream. Call Wastewater Management Division (303-446-3400) if you see dumping or debris in a drainage way.

Courtesy of Denver Department of Public Works

Neighborhood Parks Update

Last year at this time the Montclarion reported that improvements to both Denison Park and Montclair Park's tennis court were to be implemented in 2016 and 2017. Plans called for the southeast corner of Denison Park, former site of the Denver Water pumping station, to be regraded, sodded, and integrated into the park and for the tennis court at Montclair Park to be resurfaced. A year later neither project has begun. Denver Parks and Recreation tells HMCAI that improvements to Denison Park were pushed to 2017, with the removal of the parking lot added to the project, and work on Montclair Park's tennis court most likely will not happen until 2019, as it is not a top priority for the department at this time. HMCAI continues to ask for basic maintenance of the court, and for weeds, trash, fallen branches to be removed.







Live life more
comfortably and confidently.

If you are a homeowner age 62+, learn more about today's new reverse mortgage solutions from a local expert.

- Access your home equity by securing a loan to assist with general expenses, make home improvements, or establish a rainy-day fund
- Reduce your monthly out-of-pocket expenses by paying off traditional mortgage or credit card debt
- The lower costs associated with today's reverse mortgages make them a competitive alternative to home equity loans




Local expert & Montclair homeowner with more than 40 years of financial experience. Call me today to learn more.



LARRY ARMSTRONG
HECM Loan Specialist, NMLS
#387204 **303.875.7808**
larmstrong@reversefunding.com
HECMCO.com

BRANCH LOCATION
1805 South Bellaire Street, Suite 300
Denver, CO 80222
Branch NMLS #1271703

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.
Arizona Mortgage Banker License #0927682
©2016 Reverse Mortgage Funding LLC, NMLS ID #1019941, L206-Exp063016



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



RARE FINDS *Let's go there!*
WAREHOUSE
I-70 & Monaco
6500 E Stapleton Dr South
Denver • 303.990.9311

Open Everyday
10am-6pm
rare-finds.com

Community Reminders

- Summer is upon us and that means more folks outside at night. Help keep our nighttime streets safe and well lit. If you see a street light that is out, please report it to Xcel Energy at xcelenergy.com or by calling 800-895-4999.
- All dogs need to be on-leash on walks and at all parks. Denver has eleven off-leash dog parks, the closest located at Greenway Park on Montview Blvd. and Syracuse St. The fine for having an off-leash dog is \$80 for the first offense, \$150 for the second and \$300 for the third. Citations are issued by Denver Police officers or Denver Park Rangers.
- As the weather warms, and doors and windows are opened, noises are heard easier and more frequently. Citizens are encouraged to be respectful and courteous to neighbors. Denver's Noise Ordinance stipulates loud noises from lawnmowers, power tools, construction equipment, is permitted between 7:00 am and 9:00 pm. Amplified music, human voices, and crowd noise is permitted between 7:00 am and 10:00 pm. Dogs must be quiet between 10:30 pm and 7:30 am. or when none of the owners of the dogs are home. Noise violations may be reported to the DPD non-emergency number, 720-913-2000, 24 hours a day, 7 days a week.
- Going out of town for summer vacation? Call Denver Police District 2 at (720) 913-1000 to place your house on vacation watch so that officers can keep an eye on your house during your absence
- Report graffiti, abandoned vehicles, potholes, fallen branches, and trash by calling 311



COMING SOON!

841 Oneida St. Denver, CO - 1/3 of an acre



Valerie Alford
Your Castle Premier Real Estate
303.641.6823
valerie@valeriealford.com
www.valeriealford.com



YOUR CASTLE
REAL ESTATE

HMCAI Easter Egg Hunt Highlights



*Log on and search for
"Historic Montclair Community"*

Businesses Helping our Community

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

Hello Neighbors.

Summertime in Historic Montclair – doesn't get any better than this! Neighbors are out playing in the park with their kids and animals, strolling their new babies, visiting with each other, attending community events and enjoying the beautiful trees, flowers and parkways. This is a great place to live!

We couldn't do all that we do without the support of our local businesses. Again, as you read through this issue, and need a painter, a lawyer, a retirement plan, a locksmith, an eye doctor, a realtor, a property management company, a builder, a furniture store, a liquor store, a Fitclub – or you want to try out new restaurants here in the hood – please consider the businesses you see in this issue. It's important to us, as these supporters count on you to visit them and tell them you saw their ad in the Montclarion.

Get to know our supporters:

Your Castle Real Estate: Valerie Alford is an Historic Montclair Board member and a realtor with **Your Castle Premier Real Estate** - doing business in the Denver Metro Area since 2010. You might have met her – as she is busy helping with our annual garage sale; Halloween Party; 4th of July Party and the other volunteer events. Selling or buying a home can be overwhelming. Her priority is to give you her expert recommendations on how to make your property look its best and offer her skills in market analysis/research/connections to find the buyer who will appreciate the value your home has to offer and will pay accordingly. **As she quoted, "My #1 priority is always my client. My pledge is to provide expert knowledge and skills to achieve my client's goals. Valerie practices old fashion ethics, "Honesty is the BEST Policy."** With Valerie's extensive experience and knowledge in Real Estate sales, she gives her client's - an honest and detailed opinion of what your property's list price should be. Visit her Facebook page www.facebook.com/valeriealfordrealtor or call 303-641-6823.

Koko Fitclub of Denver: If you want to get in shape, get stronger, and just feel better, please stop by **Koko Fitclub** and take a tour. They are a different kind of gym that specializes in getting to know their members so they can always help them get the most out of every visit. Their workouts are all individually customized and are staffed with friendly and knowledgeable coaches that will motivate you and make sure you are doing your workouts correctly. They are happy to be open in this neighborhood for two years now and to be a part of such a friendly community. For more information call 303-872-8380 or check out: kokodenver.com.

Rare Finds Warehouse: They have been a Montclair supporter for many years and if you haven't stopped in yet – you are in for an adventure. Just north on Monaco and I-70 – you will find their 18,000-sq. ft. warehouse decorated to the walls with handpicked, custom built home furnishing...from around the world. Owners, Tony Wilson and Brad Grunewald and their wives, Mary and Aheischel – will greet you as if you are family and help find your own Rare Find. Looking for a new dining room table or coffee table, Rare Finds will custom build you one. How about an entertainment shelf for your electronics? Whether it's lighting, couches, chairs – they travel the world to bring it back to you. They also are proud to share that they won Best Furniture Store in Denver this year. Check out: www.rare-finds.com 303.990.9311.

Reminder: Saturday Morning Chi Kung in the park – Please join us!

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 on Saturday morning at 8:30am weather permitting.



SANDRA MURRAY 720.373.7131

SANDRA@CONTAGIOUSMEDIA.NET WWW.CONTAGIOUSMEDIA.NET

Montclair Real Estate

April 5 – May 30

		Baths	Beds	SqFt Above	SqFt Finished	SqFt Total	List Price	Sold Price
900	Krameria	5	6	2297	3119	3733	\$1,200,000	\$1,200,000
820	Leyden	5	6	3803	5286	5577	\$1,130,000	\$1,075,000
949	Leyden	4	4	2593	4030	4080	\$940,000	\$915,000
712	Krameria	3	4	1522	2403	2440	\$725,000	\$756,000
1095	Locust	3	3	1798	1798	1798	\$600,000	\$650,000
829	Leyden	2	4	1021	2000	2042	\$574,900	\$574,900
1009	Newport	2	3	1388	1809	1809	\$539,000	\$550,000
1061	Krameria	3	4	1890	2693	2835	\$550,000	\$540,000
1252	Olive	1	2	1252	1252	1715	\$499,000	\$531,000
5800	E. 13th	3	4	1714	2166	2216	\$515,000	\$530,000
750	Ivanhoe	1	3	1288	1288	1288	\$450,000	\$485,000
1032	Pontiac	1	3	1068	1068	1068	\$450,000	\$460,000
1418	Ivanhoe	2	3	849	1698	1698	\$425,000	\$440,000
938	Krameria	1	2	967	967	967	\$425,000	\$427,400
1155	Kearney	1	2	856	856	856	\$410,000	\$410,000
1275	Poplar	1	2	1102	1102	1102	\$399,500	\$400,000
1310	Magnolia	1	2	984	984	984	\$375,000	\$385,000
871	Quebec	1	3	1075	1300	1908	\$395,000	\$381,000
1341	Niagara	1	2	819	819	819	\$375,000	\$381,000
1155	Leyden	1	2	1090	1090	1090	\$300,000	\$352,600
977	Krameria	1	2	775	775	775	\$350,000	\$350,000

By Valerie Alford

April - May Snapshot of Montclair Real Estate

21 Active Properties, 21 Sold

Average list price \$554,000

Average Price per sq ft above ground \$409

Average Price per sq ft total = \$329

Average Days on Market = 21

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

From The Archives

Located at 1426 Oneida St., Denver Fire Dept. Station 14 was built in 1937 to replace Montclair's original 1891 town hall/firehouse. Construction was funded by the Works Progress Administration. Architect C.F. Pillsbury designed the station to resemble a Tudor home so that it would blend in with the surrounding neighborhood. The building received Denver Historic Landmark designation in 1996. The station retains its original wooden lockers, terrazzo tile floor, and fire pole (still in use) which connects the dormitory to the bay.



Source: *Historic Denver Guides The Montclair Neighborhood* by Thomas J. Noel and William J. Hansen
Photo Credit: Denver Public Library



- 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



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.

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

James LeDuc

Private Label Realty - Never Stop Trying Inc.

Your one stop shop

Real Estate and Construction Services

303.495.3957

nstrying@gmail.com

Follow us on Twitter @NStrying
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

KEY&LOCK
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

DON, GALLEHER & ASSOCIATES

LITIGATION ATTORNEYS SINCE 1971

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

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