



THE MONTCLAIRION

Our Neighborhood

Montclair was incorporated in 1888 as a Denver suburb and annexed by the city of Denver in 1902.

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

The Historic Montclair Community Association, Inc., formed in 1907, is the oldest neighborhood association in Denver. We're a not-for-profit corporation dedicated to innovative educational, civic and social activities.

Through our free quarterly newsletter, flyers and public announcements, we keep members informed about important neighborhood activities, zoning issues, historic preservation, meetings, elections and projects. Officers and at-large board members serve without pay. HMCAI frequently joins forces with schools, churches and other local groups for the common good.

HMCAI is a Registered Neighborhood Organization and is a member of Denver's Inter-Neighborhood Cooperation. West of Monaco, we overlap with Mayfair Neighbors, Inc.

3rd quarter 2018 | HistoricMontclair.org | HistoricMontclair@gmail.com

HMCAI Beer & Wine Reception

Friday, September 21, 6:30 - 9:00 pm at the Molkery (6820 E, 12th Ave.)

We are closing out another wonderful summer in 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.

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 as we say goodbye to summer.

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. Cash or check only). If you would like to bring an appetizer to share please contact Carrie O'Shea at historicmontclair@gmail.com by September 18th.

Annual General Meeting

Wednesday, October 17th 7 p.m. at the Molkery (6820 E, 12th Ave.)

On Wednesday, October 17th, Historic Montclair Community Association, Inc. ("HMCAI") will hold its annual General Meeting. Please join us. Scheduled speakers are:

- DPD District 2 Commander Kathleen Bancroft will discuss crime and safety in our precinct
- Councilwoman Mary Beth Susman, Council District 5
- State Representative Chris Hansen, House District 6
- Denver Community Planning and Development representatives will provide an update on the East Area Plan, a 20-year planning initiative for Hale, Montclair, South Park Hill, East Colfax neighborhoods

We will also hold 2019 HMCAI Board elections. The slate of Board officers and at-large Board members will be introduced.



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President's Note

By Carrie O'Shea

Hello Montclair Neighbors,
Summer is winding down and I hope it was a good one for everyone. It was great to see so many neighbors at the HMCAI July 4 picnic. A record 475 people attended this year! A huge thank you to Valerie Alford, picnic coordinator, and all the volunteers without whom the picnic would not be possible: Jim LeDuc, Gail Barry, Caryle Faust, Suzanne Fasing, Gail Wallace, Steve Usick, Jay Mead, Mark Heidenry, Ken Jones, Toni Kuper, Joe Natal, Megan Natal, Judy Baxter, Christine Ralston, John Ralston, Sandra Murray, Dave McCord, Kay McCord, Brad Byler, Marie Van Abbema, Katya Meza-Doyle. Thank you Councilwoman Mary Beth Susman for helping judge the kids' bike parade, and thanks to Tom Noel and Bill Hansen for their Montclair history display, commemorating Montclair's 130th anniversary.

A number of neighborhood events are coming up this fall. September 21 is the annual HMCAI Beer & Wine Reception at the Molkery (see front page.) This is a fun adults-only event and a nice way to welcome fall with neighbors and plenty of food and drink. Bill Hansen and Tom "Dr. Colorado" Noel, authors of *The Montclair Neighborhood*, published by Historic Denver, will again be autographing copies of their book for sale next to the check-in table, \$10 each. This book is a must-have for Montclair residents, full of photos and history of Montclair from its initial platting in 1885, incorporation as a town in 1888 and its annexing by Denver in 1902. Also coming up are the HMCAI annual meeting on October 17, neighborhood garage sale on October 20, and the HMCAI annual Halloween Party for kids on October 28. See details for all events in this issue.

With school back in session please be mindful when driving and follow the posted school zone speed limits of 20 mph. There are three schools in the Montclair neighborhood, Paddington Station Preschool, St. James Catholic School, and Montclair School of Academics and Enrichment, which means lots of kids crossing the streets, particularly on 13th Ave., 11th Ave., and Oneida St.

Happy Fall everyone! As always, if you have questions or concerns please contact the HMCAI board at historicmontclair@gmail.com.

HMCAI 2018 Board

President: Carrie O'Shea
1st Vice President: Judy Baxter
2nd Vice President: Caryle Faust
Treasurer: Gail Barry
Secretary: Caryle Faust

Questions? Suggestions?
Article ideas? Contact
your HMCAI Board at
HistoricMontclair@gmail.com

At Large Board Members:

Jim LeDuc	John Ralston	Erick Stragand
Marti Holmes	Suzanne Fasing	Christine Ralston
Valerie Alford	Gail Wallace	Toni Kuper

Montclair's 130th Anniversary- Montclair in 1888

By Bill Hansen (wjhansendenver@gmail.com)

The nascent suburban Town of Montclair wasn't much in 1888. There were less than a dozen sparsely scattered residences straddling either side of East Colfax Avenue. Elevated on a remote plateau, the area's primary promotor, Walter Baron von Richthofen, boasted that Montclair was 350 feet above Denver, over 4 miles from the smoke, soot and dust of the downtown, and renowned for its fresh air and sweeping panoramic views. In reality, Montclair was little more than a barren windswept prairie of brown buffalo grass and prickly pear cactus. It was a rather lonely, desolate place. Still, the Town had a schoolhouse, which also served as the Town Hall, a post office and even a newspaper.

Access to the businesses, markets and churches of distant Denver had been solved when the Baron subsidized the Colfax Avenue Railway Co., which was granted a 100-foot right-of-way on the south side of East Colfax. The railway was separated from the roadway by an inviting green parkway of 1000's of newly planted trees. By late 1888, the original lumbering horse-drawn streetcar was replaced by a noisy steam "dummy" locomotive providing mass transit to downtown at 15 m.p.h. for only a nickel. Upon completion of the rail line, newspapers trumpeted "The Baron is in Clover!"

Scarce water was the other challenge. The large homes sprouting within a few blocks of the new streetcar service required deep windmill-pumped artesian wells for

domestic water. Even the Richthofen Castle had a large windmill and storage tank. Irrigation was made possible by the Montclair Lateral Ditch meandering north from the newly completed High Line Canal. The Town had a more rural than urban appearance.

Determined to create a veritable "Garden of Eden" to lure would-be buyers, the Baron's hilltop Castle and grounds had been extensively beautified with elms, box elders and spruce, flower beds of roses and geraniums, gravel paths, green lawns, statuary and fountains, and rustic stone bridges over the "moat". More trees were planted around the large stone-lined lake of his planned "Zoological Gardens". The Baron's prized herd of Jersey dairy cattle grazed to the south of the newly opened Molkery, an area which would see Montclair's greatest development two years later.

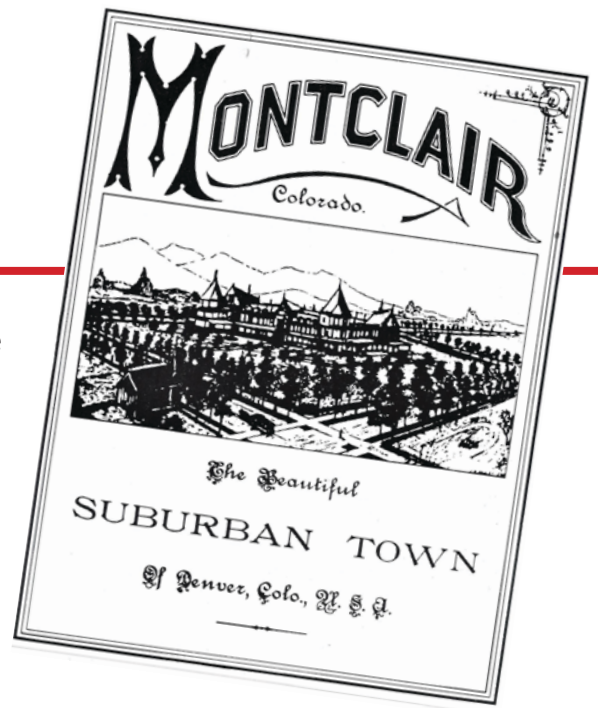
The Molkery, or Milk Cure Sanitarium, was then only two stories tall of left-over stone from the Castle's construction. Lounging "lungers" could drink penny mugs of milk, fresh from the udder, as they enjoyed the mountain vistas from the west porch.

While not much in 1888, the visionary Baron continued with his grandiose plans and promises. With the boom years of the late 1880's, Montclair would soon become one of Denver's earliest and most affluent streetcar suburbs.

HMCAI Events Calendar- Remainder of 2018

All events take place at the Molkery and Montclair Park except the garage sales

- September 21 Beer & Wine Reception 6:30 p.m.
- October 17 General Meeting 7:00 p.m.
- October 20 Garage Sale 8:30 a.m.
- October 28 Halloween Party 3:30 p.m.
- December 8 Treats with Santa 10:00 a.m.



Montclair School of Academics & Enrichment Update

By Kate Douglas Kestyn – Montclair Parent & Neighbor

Neighbors, we would like to invite each of you (even if you don't have school-age children or students at Montclair) to join us for our:

Harvest Festival & Fundraiser
(Silent Auction, Drinks & Potluck)
Saturday, October 6th from 4:00 – 8:00 pm
The Molkery

This is Montclair's biggest FUNDRAISER of the year, responsible for raising the majority of the funds we use for enrichment at the school. What does that mean?

At the Montclair School of Academics & Enrichment we put emphasis on academic success through enriching experiences. In an effort to enhance the classroom curriculum, we have established a school-wide Enrichment Program (based on the Renzulli Model) that allows us to provide all students with opportunities that bring learning to life. These include guest speakers, field trips, hands-on simulations, assemblies, Explorations, and independent study projects that are fundamental components of our instructional program. The program has allowed us to increase student exposure to a variety of topics and expand the horizons of all learners. We look for our students' interest in various areas and build upon them through rigorous learning experiences.

BUT, we cannot fund enrichment without the financial support of our community. So, please invite your neighbors and friends...the more the merrier...all for a great cause!

Looking for some amazing art for your home? We have received a generous donation of a number of original pieces from a neighborhood collector that we will be auctioning off!

Love to eat at local restaurants? We have gift certificates to be won. Denver Broncos tickets? Check. Mountain getaways? Yes! And more, more, more! We'll even have beer (from Fiction!) and wine (generously donated by Mayfair Liquors).

Please come. We'd love to see you, raise a glass, and make this another successful fundraiser for the school.

Questions? Please don't hesitate to reach out to me at kateadouglas@hotmail.com or 303-885-5597.

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From the Desk of Councilwoman Mary Beth Susman

City Council District 5



Denver's Dockless Mobility Permit Program

You may have noticed the recent appearance of dockless scooters on downtown streets. Without notice, two companies came into Denver with a fleet of dockless scooters. They were a big hit

but unfortunately, the city was not prepared for them. Denver ordered the scooters off city streets while Denver Public Works (DPW) created a new Dockless Mobility Vehicle Pilot Permit Program.

DPW is utilizing its existing Transit Amenity Program (TAP) to permit the placement of dockless scooters at transit stops to encourage the use of public transportation. At the time of this writing five companies have received permits to deploy scooters and three have received permits to deploy dockless bicycles.

Vehicles are to be readily available at transit and bus stops in the public right of way. Denver Public Works expects the companies to "rebalance" vehicles to transit stops to ensure availability. This piece of the requirement concerns me. If we want to utilize this technology to increase transit ridership, how are our transit riders supposed to get to the stations from their homes if the scooters can only be deployed at a station? This is a big issue for neighborhoods such as Historic Montclair that are not well connected to transit and are not near any major transit stops save for East Colfax. I doubt we'll see too many scooters appear along the 10 bus line. Additionally, if one wants to use a scooter instead of a bus, they have the same issue, with the scooter not usefully accessible.

Another issue is that according to City Ordinance and State Law, e-scooters are classified as "toy vehicles" and thus will be required to operate on the sidewalk. Per the law scooters will not be allowed on city streets, bike lanes, in parks or on trails, or on the 16th Street Mall. I also have concerns here. I worry about scooters not being able to use bike lanes. These scooters can reach speeds of 15 mph which seems too fast for a sidewalk where a typical pedestrian only goes 2-3 miles per hour. It would be better to allow them in bike lanes, and only when there are no lanes, to use the sidewalk. The issue highlights the need in our city for more and wider lanes for all manner of non-auto vehicles. We could call them ABC lanes, Anything But Cars lanes, and reserve them for non-car traffic of all sorts; perhaps with new kinds of laneage and traffic control signs. Unfortunately, many of Denver's neighborhoods, including Montclair, lack complete sidewalk and bicycle networks begging the question: Where is the best place for a motorized scooter in our residential neighborhoods?

While I applaud the speed with which Public Works was able to develop a pilot program I believe the city should be much more proactive in preparing for disruptive and new technology such as scooters, autonomous vehicles, drones, etc. Having asked for a Mobility Department separate from Public Works, that concentrates on how people move on top of and through our infrastructure, this is another good example of how that department could be concentrating on future technologies and prepare Denver for them.

For more information, visit www.DenverGov.org and search for "Dockless Amenity Documentation".

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Montclair and Denver Real Estate Snapshot

By Valerie Alford

The news is good if you already own in Montclair as prices continue to rise. The largest increase is with the smaller lower priced homes, but even the homes over a million are selling at or close to full price. With Denver's strong economy, low unemployment and fewer infill homes being able to be built the existing homes are at premium.

Many home owners are choosing to renovate their homes instead of moving, myself included. This is not for the faint of heart, I spent 3 months with Landmark preservation and 6 months with the Denver building department for permits for less than 350 square feet.

Showings for active listings are up, as it continues to be a sellers' market. Average days on market for the month of August is 47 days and selling at 99% of list. Make sure your homeowners insurance policy is updated.

Historic Montclair population is approximately 4,486; 53% married; 31% of married with both working; 77% hold mortgages; 69% home owners; median income is \$83,352; 66% college educated; median age is 39; 20% of households have children; average household size is 2.5.



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HMCAI July 4 Picnic





More picnic photos on Facebook. Log on and search for Historic Montclair Community.

Photos by Christine Ralston and Carrie O'Shea

Restaurant Review

By Judy Baxter

In thinking about where to turn for this review, I realized a new routine restaurant haunt for me has become the CHOP SHOP and I hadn't yet put out the word on this terrific addition to our neighborhood food scene. CHOP SHOP first opened at the East Colfax/Elm location and then later the Lowry location took over the Salty Rita space in the Lowry Town Center. Each has their own manager and chef responsible for conjuring up dishes suiting the tastes of their close by neighborhood clientele.

Owner/GM Christian Anderson wanted to add to the Denver food scene a more accessible, adult and family friendly dining option by focusing on whole foods, locally sourced fresh, nurturing meals in a casual comfortable gathering place. With inspiration from owner/chef Clint Wangsnes, Chefs Josh (Lowry) and Keith (E. Colfax) put new riffs on some standard comfort food favorites—Short Ribs, Bacon-Wrapped Meatloaf, Fried Chicken, Grilled Salmon and Crispy Fried Tofu (\$12-20).

I have yet to be disappointed by any of these specialties. There are usually four chop salads with great flavor combinations that come in 2 sizes (\$8.50/\$11) to which you can add a protein from the above. The Bacon Ranch

Chop with crispy tofu at Lowry is a go to lunch favorite for me. For lunch or dinner you can get a great meal with the Burger, Chicken Pastrami, French Dip, Veggie Burger or Crispy Chicken Sandwich—my favorite. What makes all these offerings special is the attention paid to the preparation, inventive flavored aiolis, or slaws added to each dish. By the way, though the side of Parm Fries are delicious, the house-made chips that come with are great too.

What they call “Sharables” are like big sides that include Crispy Brussel Sprouts, and though I am a B. sprout fan, the other sharable is a terrific Fried Rice with shrimp, bacon and a fried egg with lots of other good stuff. The menu is laid out the same at the two locations, with many of the offerings in common, though you won't find the two identical by any means. They have a limited but diverse bar and fun drink offerings with signature cocktails springing from someone's imagination. Happy Hour every day 3:00-6:00pm. The young kids in my life specifically ask to go to CHOP SHOP for a menu that they endorse whole heartedly. Whether you hang out while dining in or get it to go, you won't be disappointed.

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From the Desk of Lois Court, State Senator

District 31



Thank you for giving me another opportunity to communicate with my Montclair constituents through the Montclarion.

Since you did me the honor of electing me to the State Senate in 2016 I've been busy working on public safety with bills to tighten regulations against hand-held cell phone use while driving; trying to protect people who are at risk of harming themselves or others by restricting - with court approval - their access to guns; and providing some protection from data breaches by requiring companies to notify consumers without any charges to those consumers for the notification. I have been minimally successful with the first effort, not successful with the second, and we passed a bill during the 2018 session about the third. In the 2019 session I plan to continue my efforts on the first two, as well as working on several issues related to our "fiscal knot".

Regarding our "fiscal knot" - I've been working this summer on an interim committee to address the complications caused by conflicting provisions in our state constitution related to tax policy. Specifically I've been working on issues regarding the Gallagher Amendment to our constitution. Without making everyone crazy with minutia, the problem that we have with Gallagher smashing into TABOR is that residential property tax revenues have been kept artificially low. We in Denver have generously agreed to mill levy increases for many of our public needs like schools, infrastructure, and our city streets. However, throughout the state local governments, especially fire districts, have been losing funding, and will continue to do so, unless we change the formula in Gallagher that makes commercial properties pay proportionally more than residential. For example, is it fair that the coffee shop down the street pays about 4 times more for their space than you do for your home? Solving this riddle is very complex, but I'll be working with my colleagues in both chambers from both parties, along with the business community, to address it in the coming year. I realize that most of us don't want to pay more property taxes, but I also realize that we need services like fire protection, and as both the number and intensity of wildfires increase, making sure that our fire districts, in all parts of our beautiful state, are well funded is essential. So stay tuned.

Along the lines of ballot issues that conflict with each other thereby making it difficult for your elected representatives to run our state as efficiently and effectively as we'd like, please pay close attention to your Blue Book for information about this fall's ballot issues.

Thank you again for electing me to serve you. I am always happy to hear from you so please feel free to get in touch at loiscourt@msn.com.

Please join Rep. Chris Hansen and me to discuss the numerous complex statewide issues on your ballot at Four Mile Historic Park, 715 S. Forest St., October 13, 9:30-11:00.



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Montclair Garage Sale

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Halloween Party



October 28th, 3:30-5:00 PM, 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.

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2018 Late Summer-Fall Gardening

By Gail Barry

This growing season has been very good for me. A long, frost free spring allowed fruits to produce and many plants to succeed that sometimes have troubles. Unfortunately, the Japanese beetles hit with a vengeance, decimating Virginia creeper, grape vines, roses and other plants. We also had some occurrence of tip end fire blight on fruit trees and roses. Despite these nuisances and a period of very hot, dry weather, my crops have been bountiful and most of my roses were/are showy. My new fruit trees had fruit for the first time.

I have taken the time to replant some of my crops as others matured and died and am enjoying secondary lettuce and bean crops. My tomatoes continue to be fantastic this year. It is not too late to replant lettuce, kale, radishes, cilantro and other colder weather crops. Chrysanthemums and pansies can extend the flowers for the season. Begin thinking of planting spring blooming bulbs, as well as garlic. Late September and October are excellent times to plant them when the weather is a little cooler but the ground is not frozen.

Keep in mind that soil is usually the key to good plant growth, along with adequate water. Take the time to renew your soil with a good quality soil amendment or your own compost. As leaves fall, mulch your planting beds with a good layer of leaves which will break down over the winter and help your soil in the spring. It also provides insulation to prevent frost heaves as the weather gets colder. Perennials should be deadheaded and cut back when they are through for the season. Annuals and weeds should be removed.

If you plan to transplant any plants, later fall and early spring are great times to do so. Shrubs and trees need to be dormant before transplanting. Most perennials, including herbs, can be transplanted without being dormant. All will need to be watered-in following their move.

Don't forget to deeply water your plants in preparation for winter, and water them in the winter during long dry periods when temperatures are above 40 degrees. This is especially important for newly planted plants. I continue to urge you to compost, whether through the city program (a modest fee is charged for their bins and collection) or on your own. It is easy and much better for our environment and landfills.

Gail Barry-landscape architect and gardener
Co-owner of Land Mark Design Inc.
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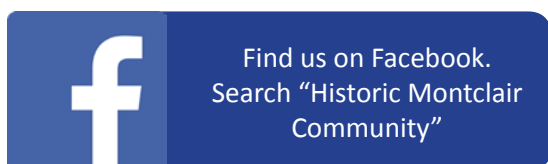
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Crime Report

CRIME IN MONTCLAIR REPORTED OFFENSES BASED ON UCR STANDARDS

TYPE OF OFFENSE		JAN-JUL 2017		JAN-JUL 2018		CHANGE	
		#	%	#	%	#	%
VIOLENT CRIME	Homicide	1	0.6%	1	0.7%	0	0.0%
	Rape	3	1.7%	1	0.7%	-2	-66.7%
	Robbery	13	7.3%	5	3.3%	-8	-61.5%
	Aggravated Assault	12	6.7%	10	6.6%	-2	-16.7%
	SUBTOTAL	29	16.2%	17	11.2%	-12	-41.4%
PROPERTY	Burglary	29	16.2%	24	15.8%	-5	-17.2%
	Larceny (Except Theft from MV)	61	34.1%	68	44.7%	7	11.5%
	Theft from Motor Vehicle	42	23.5%	28	18.4%	-14	-33.3%
	Auto theft	18	10.1%	15	9.9%	-3	-16.7%
	Arson	0	0.0%	0	0.0%	0	NA
SUBTOTAL	150	83.8%	135	88.8%	-15	-10.0%	
TOTAL	179	100.0%	152	100.0%	-27	-15.1%	

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.

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Source: Denver Police Department

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Businesses Helping our Community

By Sandra Murray- Contagious Media

Hello Neighbors: What a wonderful summer we experienced here in Historic Montclair! With fall in the air, be sure to mark your calendar for the membership party on Friday, September 21st from 6:30pm till 9ish. You will meet so many wonderful neighbors and some of our supporters of this paper. These advertisers contribute to our community and look forward to your patronage. See you at the party!

Get to know some of our supporters:

Denice & Stephanie are your neighborhood real estate experts! With more than 50 years of combined experience they know how to sell houses. They can help any homeowner from modern to vintage, luxury to scrapes, tudor to ranches and everything in between. "We adore this neighborhood! The people who live here are just the best. Every buyer we have placed in Montclair never leaves...and we know why!" Call them anytime for a free market valuation of your home. They are passionate about Montclair and will continue to work hard to see it thrive. Denice & Stephanie, RE/MAX Alliance. 303.886.0000 www.callitsold.com

Jason Weisgerber is a preferred Realtor with **Coldwell Banker Global Luxury** in Montclair and Denver. He was raised and educated in the Denver Metro area, enabling him to provide an insider's knowledge of the area as well as market expertise to his clients. Jason also lived 15 years in Los Angeles and New York City where he was an actor and an entrepreneur. Coming back home and rediscovering Denver as both a stylishly rugged and thriving metropolis is the richest treat of his return. He sees Colorado as a gorgeous place to have both a wise investment and a vitalizing home. Reach Jason directly at 720,297.2891 or www.JasonWeisgerber.com

Doug Imhoff founded **Imhoff Fine Residential Painting Company** to specialize in traditional craftsmanship within the finishing trade. With a focus on detailed surface prep and a full range of services from cabinet & staircase refinishing; wood toning, wall paper, plaster, paint stripping, fine paint finishes, and EPA certified lead-safe restoration, Imhoff Painting seeks to grow their business in this neighborhood through friendly and professional service from our great team of men and women who love their craft! For a complimentary estimate, call: 303.650.0933 and please visit: www.imhoffpaintingcompany.com

2nd Anniversary for Be3

By Rev. Lauren Boyd

Be3 Methodist Dinner Church will celebrate its 2nd anniversary on December 6th and you are invited. Be3 is a church that meets around dinner tables. Our services have all the elements of a regular worship service, but it is done while eating dinner.

Our Advent/Christmas theme this year is "Christmas at Hogwarts." We will decorate the church and have a fabulous party/worship service on December 6 at 6:00 pm. We will also have a traditional Christmas Eve service on December 24th at 7:00 pm.

In addition to Be3 being at the corner of 12th and Newport, we have started Newport Street Retreat which is a place to nourish that which nourishes the community. NSR is a place for yoga, book clubs, day retreats for businesses, and special events. Stay tuned for the date of our official Open House. You are always welcome to stop by for dinner, yoga, or to see what we are doing with the former Montclair UMC building.



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HMCAI MEMBERSHIP FORM

Please print legibly on form and mail with check to : HMCAI Treasurer, PO Box 200125, Denver, CO 80220

Annual dues per household: \$20 (\$10 seniors, ages 65 and older)

Voluntary donation: \$ _____

Total amount of check: \$ _____

Name(s) _____

Address _____

Phone(s) _____

Email _____

What would you like to help with? _____

Possibilities include: Treats with Santa, July 4th, Easter Egg Hunt, Cocktail Party, Halloween Party, Board Member, Other (please specify)