



News

www.congressparkneighbors.org

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2007 Highlights for Congress Park Neighbors

by Brent Hladky, President-Treasurer

This year has been another busy one for Congress Park Neighbors.

Zoning continues to be a “hot button” issue in our Neighborhood. In addition to the “usual” applications by business, e.g. liquor, cabaret, and patio licenses, this year we had two applications by grass roots resident groups to rezone their properties from R3 to R2. These residences, along the 1300 block of Madison, and 1400 blocks of Milwaukee/Fillmore, were successful and received approval for their rezoning from City Council in March. One of the benefits to rezoning is the bulk plane protection of R2 that will now limit the size of structures that can be built in close proximity to them. Residents hope R2 zoning will replace the uncertainty facing this beautiful part of Congress Park with stability, and hopefully this protection will not be subsequently undermined as part of new Zoning Code now being designed for implementation by the City within the next couple years.

We are particularly proud of this summer’s total revision of our website. Our website is definitely THE place to inform yourself about what is happening NOW in Congress Park! The site is constantly updated with critical information including: zoning applications; how to rezone your residence from R3 to R2; crime and crime prevention; and other current activities. In addition, we have a neighborhood blog site (why not tell your neighbors about your garage sale?), photos of CPN events such as our popular Ice Cream Social, information about our wonderful Historical Preservation Speaker Series, electronic copies of newsletters, how to contact CPN, and much, much, more. We invite you to visit the website regularly and thereby keep yourself informed. If you have any ideas on how we can improve the website we would be happy to hear from you. Maggie Price, thanks very much for your tireless efforts to both design the website and keep us all up to date!

On a negative note, we were particularly disappointed to hear from the Denver Police Department about the arrival of gang activity in our neighborhood at 1275 Colorado Boulevard. We are continuing to work towards a resolution of this problem with the Police and City Council. More information about this issue and what you can do to help can, of course, be found on our website.

Our new website works particularly well in conjunction with our regular “email blasts.” These blasts, now made about every two weeks, highlight for you what is new in Congress Park and contain links to our website where one can read more information about each particular issue. If you haven’t already, please email us at cpnmailblast@congressparkneighbors.org to be added to our list. Don’t be left out of what’s happening in Congress Park! Please remember that we NEVER release these email addresses to ANY individual or organization. •

Congress Park Vision
(1995 Neighborhood Plan)
Congress Park is a traditional city neighborhood with a small-town atmosphere. Here, people of diverse cultures, ages, colors and economic backgrounds share a sense of community, value older homes and mature trees, and enjoy the convenience of city living amid the stability of a thriving neighborhood.

Congress Park News

is a quarterly publication of Congress Park Neighbors, Inc.

A network of volunteers produces and distributes it to a circulation of more than 4500 residents and businesses within the area bounded by Colfax Avenue, Sixth Avenue, York Street and Colorado Boulevard.

Congress Park News
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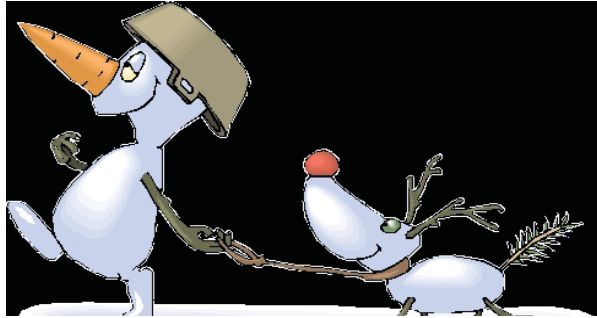
Julie Lang
303-333-7489

Your articles, letters and advertisements are always welcome. We need you to help produce and distribute the newsletter. If you can volunteer a few hours every quarter to help your neighbors get the news, please call Nona or Julie.

This newsletter is printed on 100% recycled paper with soy-based ink by Barnum Printing, 303-936-2345.

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Happy Holidays &
Warm Winter Wishes



From your
Congress Park Neighbors
Board of Directors and Associates

Your Congress Park Neighbors 2007 Board of Directors

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- Wendy Moraskie
wendy.moraskie@congressparkneighbors.org
- Sue Carrizales
denversue@mindspring.com

And we thank these committed neighbors:

- Nancy Nelson—Denver
Botanic Gardens Liaison
- Nona Jones - Newsletter
nonajones@comcast.net
303/320-6346
- Carolyn Van Sciver—
Congress Park Historic Preservation Committee,
303-377-4913;
- Michael Koch and Guss Guarino
8 th & Colorado Health District Redevelopment,
(m@kocharchitect.com; gussguarino@ccdb.org)

Lots of other neighbors help with communications, membership, the newsletter and more, and generally make Congress Park a great place to live—you know who you are and how much we depend on you—Thanks!

Your Congress Park Board invite you to attend the open Board meetings at National Jewish Hospital (thanks go to the NJH staff!) on the third Wednesday of each month at 7 p.m.

Annual Meetings

Members Meeting

Wednesday,
January 9th

7:00 – 8:00 p.m.

National Jewish Hospital
(corner of Colorado &
Colfax)
Heitler Hall

We invite all members of Congress Park Neighbors to attend this meeting. Come hear first hand what CPN has and is doing for our neighborhood, provide CPN with your ideas and input as to what you feel is important for the neighborhood.

All Neighbors Meeting

Wednesday, January 16th
6:00 – 8:00 p.m.

Teller Elementary School
(12th Avenue and Garfield Street)

We invite all residents of Congress Park to attend this meeting. Pizza and pop will kick things off at 6pm. Members of the Denver Police Department and City Council will bring you up to date on their activities and how these impact you as a resident of Congress Park. There will be a Zoning Code update to let you know how this massive revision, the first in over 50 years, is progressing and how this is likely to affect you, your property, and our entire neighborhood. Finally, Congress Park Neighbors Board will let you know what they've been involved with on behalf on the neighborhood during the past year. As always, there will be plenty of opportunity for questions and answers. We look forward to seeing you all. •

Conservation Specialties

still caring for
Congress Park
homes.

Lou Cilento of
Conservation
Specialties is taking
care of older houses and
offering a donation to
Congress Park
Neighbors for every job
he does in the
neighborhood.

Conservation
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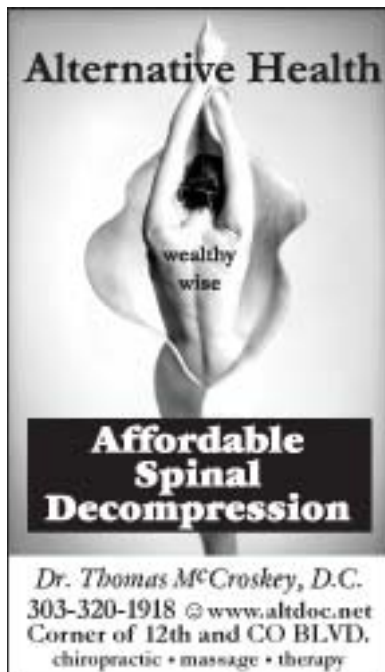


Anxious about your Real Estate Values?

*In this time of
Real Estate
uncertainty,
be sure to see our
special series
about
Your Home's Values.
Several real estate
experts from Congress
Park give us their insight
for 2007 & 2008.
The series begins
on page 9.*

Shells and Sauce

All the ingredients for a Great Neighborhood Restaurant. by Jonah Bradley



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Snow removal isn't just neighborly, it's the law

A reminder from Jeanne Robb, our Dist. 10 council person.

Denver allows residential property owners and apartment complexes 24 hours in which to remove snow from adjacent sidewalks after each snowfall.

Businesses are allowed 4 hours after the end of a snow event to have their sidewalks clean.

Dangerous sidewalks lead to seniors and other regular pedestrians being afraid to walk in the area. Please be a courteous neighbor.

Community Planning & Development reports that common ice melt products, cat litter or sand help to provide some traction on especially icy areas.

To report icy sidewalk hazards, call Neighborhood Inspection Services, 720.865.3200. Have addresses ready. •

Owner George Pappas and Chef Chaz Robinson and his wife Maggie Robinson have created a restaurant worthy of the great neighborhood heritage of Congress Park. They wanted to create a place where their patrons would feel comfortable having a drink and safely walking home. They've enjoyed watching as neighbors greet each other and sometimes even share bites between the small tables. To encourage families, they are children-friendly and provide field bones for dogs.

They've created an incredible wine list that is unique yet affordable for those just stopping by for a glass between loads at the laundry mat next door and those looking for a unique pairing to the wonderful Italian dishes on the menu.

In order to achieve this tight neighborhood feel, they limit the amount of advertising and the number of reservations. However, local regulars are encouraged to call ahead to have a table prepared for them. By putting the emphasis on locals, making all dishes in-house, including the fresh baked bread and desserts, and providing high quality products at affordable prices, they hope to maintain a "Back to Basics" business strategy.

Highlights for customers include a Tuesday through Sunday Happy Hour from 3-6:30 and weekend brunches from 10-3. The early

Saturday and Sunday menu includes \$3 mimosas and blennies, ricotta pancakes and French toast out of the Italian sweet bread "Panettone" topped with candied walnuts and almonds. Favorite dish on the menu so far is the Stuffed Shells.

Opened in late July and have been doing well with local buzz and word of mouth. Reviewed in September, Gabby Gourmet said "...This is what every neighborhood restaurant should be -- warm, friendly and fun with delicious food and great wine. ..."

Regular hours are Tuesday through Thursday 3-10, Friday 3-11, Saturday and Sunday Brunch from 10-3, Saturday dinner 3-11 and Sunday dinner 3-9, Closed Mondays. Address 2600 E 12th Ave. at Elizabeth. Phone 303-377-2091.

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Step Forward to Step Back...

— Rezone to Save What You Have —

by Suzy Smith



When Guy and Nancy Champlin relocated to Denver some 13 years ago, they were searching for a particular kind of house to call “home.” Certain criteria had to be met. The house should be large, structurally sound, architecturally appealing with an historical style. It should be a definite fix-up without a lot of previously done patch-ups so they could bring it back to its original glory.

Guy and Nancy found their home in the 1300 block of Elizabeth. The potential was there. The basic good “bones” of the structure were there. And so began their love affair with their new home. Before they could move in, it took a year’s work to make it habitable. Ever since, they have worked on restoring its turn-of-the-century grandeur. The hours of planning, searching for just the right touch and doing the work are countless. It’s been worth it. What they have created is a place both up-to-date in its infrastructure and faithful to its historical roots.

Not only were their efforts a huge success, but in the time they have owned their home, the entire neighborhood has gone through its own renaissance and is now an example of early Denver residences.

About 18 months or so ago, Nancy and Guy attended a Congress Park Neighbors meeting where John Van Sciver, our area’s independent zoning authority, discussed R-3 vs R-2 zoning. This meeting was a wake-up call for the Champlins and their neighbors. They were aware of what had occurred in the neighborhood in the 1960s. Original architecturally significant homes were torn down and replaced with multi-unit dwellings designed with minimalist-type architecture. The boxy, straight lines of these buildings are in visual conflict

with the flowing, more ornate exteriors of the turn-of-the-century homes in the area. Additional parking needs were not taken into consideration and, as a result, the streets were jammed with parked cars.

The Champlins neighborhood, like others south of the Colfax corridor, is zoned R-3 which allows for unlimited height, multi-story, multi-unit buildings with only a ten foot set back. This zoning poses a definite threat to the quality of life and the aesthetic appearance the residents and homeowners had all come to appreciate. The vested improvements made in their neighborhood and in their homes are also at stake. To protect themselves, their property and to maintain the integrity of the neighborhood from future out-of-character development, the zoning would have to change to R-2.

And so began an 18-month journey through the web of applications, many steps repeated over and over to meet shifting guideline stipulations, a number of meetings and seemingly endless emails and trips to the post office before the application was submitted.

It has been a year and a half. Out of 26 properties, 21 residents came together, paid \$2000 in fees, and joined in this quest to preserve the charm which initially influenced them to move into the neighborhood. Their ordeal is not over yet. The next step in the process is to present the application to the Planning Department

and our City Council. This should occur in the next few months. The five remaining properties are still welcome to join the application but they would have to contact Nancy soon.

As Nancy said, “Being proactive is better than trying to deal with a negative situation after the fact.” Her brightest moment in this endeavor is the great sense of community Nancy and her neighbors have experienced. Like three other CPN groups before them, they have come together to protect their homes and the quality of life they have established on their blocks. This is, indeed, a step forward to protect past achievements.

If you have questions or concerns about your own zoning situation, check out our website, www.congressparkneighbors.org.

This is an excellent resource of basic information and how-tos. • **CPN’s Annual Meeting on 1/16/08 will address many zoning possibilities. Come and hear for yourself what’s at stake.**

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303 / 333-4285.

Tutoring at Teller

The tutoring program will
need you again this spring.

To volunteer your time
to help a child have that
educational "aha"! moment,
call 303 / 333-4285.

**UPCOMING
TELLER EVENTS**

12/4-12/6
8:30 - 6 pm
Book Fair

12/12
9 - 3:45
Reading is Fundamental

12/17
6 - 7 pm
Winter Music Program

1/16/08
AM Open House

1/22/08
Family Night: Science

1/23/08
PM Open House

1/31
Game Night

**STORY IDEAS?
FEATURE ARTICLES
you'd like to read?**

Let us know what you want to
know or read about our neigh-
borhood. This is your newslet-
ter.

Call the editor, Nona Jones,
at 303/320-6346 with a story
idea. Email her at nonajones@
comcast.net and identify your
message as CPN story, or fax to
303/320-6354.

School Days...

A closer look at the Education Assets available within our neighborhood.
This is an ongoing feature so please submit any noteworthy happenings, celebra-
tions, achievements to Congress Park Neighbors for publication in our newsletter.
Email articles to: nonajones@comcast.net. Please identify them as "CPN article".
To publish on our website, send your articles to www.congressparkneighbors.org.



Teller Elementary School

1150 Garfield St., 303-333-4285

--2008 OPEN HOUSES--

**Come see what makes Teller so special!!
Two Open Houses**

Morning Open House
Wednesday, January 16
8:30 - 10:00 am

Evening Open House
Wednesday, January 23
6:30 - 8:00 pm

Mike
Finesilver
continues to
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Teller for
every
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the Teller
community.
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Mike!



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Good Shepherd Catholic School



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with*

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Good Shepherd Catholic School, at 620 Elizabeth St. in Denver, serves the community and Good Shepherd Parish. Over 400 boys and girls attend preschool through grade 8.

November and December are busy months at Good Shepherd. Basketball is in full swing for students in grades 3-8. The students compete with schools throughout the Archdiocese of Denver in the Catholic Schools Athletic League. Our current group of 8th grade boys won the Varsity Championships in 2007 and are looking forward to another good year.

Our middle school students will host a school dance in December. Middle school students from other area Catholic schools will be invited to the dance as well.

Good Shepherd's Christmas program is a major event each year. This year, the preschool

program will be held the evening of Thursday, December 13.

Grades 1-8 will participate in the play, "Chimes in the Night," which will be performed on Wednesday, December 12. Students not only sing and perform in the musical, but produce the show by themselves. This includes painting and making backdrops, collecting and organizing the props, and setting up the light, sound, and special effects systems.

Another upcoming event will be our Good Shepherd open house which will be held on Tuesday, January 29 from 8:30-10:30 A.M. We would like to invite any prospective parents and students to visit that morning.

For more information on this event or to learn more about our school, contact us at 303-321-6231.

The Denver Waldorf School

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Consider attending any of the following events:

DECEMBER:

Saturday, December 1,	9:00 – 4:00	Holiday Festival of Light
Tuesday, December 4	8:45 – 10:45	Tour and Q&A Session
Thursday, December 13	7:00 – 8:30	The Wisdom of Waldorf Presentation
Saturday, December 15	10:00 – 11:00	Kindergarten Experiential Morning
Saturday, December 15	6:30 – 8:30	High School Open House
Wednesday, December 19	8:45 – 10:45	Tour and Q&A Session

JANUARY:

Wednesday, January 9	8:45 – 10:45	Tour and Q&A Session
Thursday, January 17	7:00 – 8:30	The Wisdom of Waldorf Presentation
Saturday, January 19	10:00 – 11:00	Kindergarten Experiential Morning
Tuesday, January 22	8:45 – 10:45	Tour and Q&A Session

For more information, please call Enrollment Director, Nancy Taylor, at 303-777-0531 x106 or visit our website at www.denverwaldorf.org.



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CPN Events Calendar 2007-2008

Call for Free Day dates

- Zoo Free Day; 303/376-4800
- Botanic gardens Free Day;
720/865-3500
- Museum of Nature & Science
Free Day; 303/322-7009
- See City of Denver's events
calendar at www.denver365.com

DECEMBER 2007

Safe Toys/ Gifts Month, National Stress-Free Holidays Month, Universal Human Rights Month

- 8 Zonta Club of Denver
303/355-3735
- 10-14 Large Item P/U week
- 21 **CPN Board meeting;**
Nat'l Jewish, 7 p.m.
- 21 Winter Solstice
- 25 Christmas
- 26 Kwanzaa
- 26 Hanukkah

JANUARY 2008

- Eye Care Month, Volunteer Blood Donor Month, Hot Tea Month, Hobby Month, Oatmeal Month, Prune Breakfast Month, Soup Month
- 01 New Year's Day
- 04 Trivia Day
- 08 National Clean Off Your
Desk Day

- Continued on page 14.



2007 Historic Preservation House Talks Helpful

by Carolyn Van Sciver

Attendees at the **2007 Historic Preservation Speakers Series** found the monthly talks on the care and feeding of old houses useful and informative. So did the experts who gave the talks.

One presenter said, “Old houses are my passion—if I can help a few people restore theirs, these great buildings could still be family homes for another hundred years.”

The sessions in the series’s seventh year were also supportive and cathartic. Old-house owners need to know they’re not alone as they lament the agony suffered by abused oak floors, resignedly paint a 9th (or 19th) coat of moisture-blocking paint on the sinister recurring stain on one interior basement wall, or when they celebrate the sweet victory of mixing the perfect consistency of tuck-pointing mortar.

During the 2007 season, speakers talked about their own experiences at restoration; historically sensitive landscaping and renovations, both interior and exterior; researching your house’s past ownership; neighborhood history and more.

What do you need to know to improve your relationship with your old house? Tell the members of the Congress Park Historic Preservation Committee, so they can present the experts you need during the next series.

Contact me at 303-377-4913 or cvansciver@earthlink.net to make your request for a presentation topic, or offer your story—or a neighbor’s—for the next “Neighbors Show and Tell” session.

Since 2000, Congress Park Neighbors, Inc., has sponsored the Historic Preservation Speakers Series on the art, science and passion of caring for old houses. All talks have been open to the public free of charge, although donations have been gratefully accepted to defray costs.

Speakers Series whens and wheres


Historic Preservation lectures are held at 7 p.m. on the last Wednesday of each month in the series. National Jewish Hospital hosts the 2008 talks in Heitler Hall at 1400 Jackson Street, and offers free parking in the Jackson Street lot.


HOUSING

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marketing skills
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choose her too!





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Your Home Values in 2007 and a 2008 forecast

To keep our residents informed about property values in this time of seemingly drastic flux, we contacted several real estate brokers who are experts in Congress Park transactions. These are their comments:

Your Congress Park Real Estate Market

by Margaret Mitchell, Kentwood City Properties

"The Sky isn't falling in Congress Park! In Denver, the good news is: Inflation is relatively low; Employment in Denver is up 1.8% for the year; Unemployment in Denver is 3.8%, Nationally it's 4.5%

The mortgage industry is not in dire straits. As of July 30th, 97.4% of ALL mortgages were current and good properties are being financed. The sub prime market comprises only 9% of the mortgage market. Of these, only 16% of sub prime loans are in default. The foreclosure problem affects less than 1% of all borrowers at this time.

From January 1 - November 20, 2007, 106 single-family homes have sold in Congress Park compared to 145 homes sold for the same time period in 2006. However, the average price per square foot is up from \$269.00 PSF to \$279.00 PSF. It took only an average 10 days longer to sell a home in 2007. The price differential between the original list price and the sold price changed slightly to 94.2% down from 94.8% in 2006 per MLS stats.

Congress Park currently has 58 homes on the market and the average days on market is 123. Like your Congress Park home, the real estate market is stable and should remain so during 2008.

Congress Park Outpaces Denver Metro Sales Averages

by Tom Tomori, Coldwell Banker Home Source

In a sluggish real estate market, Congress Park sales continue to out-pace the Denver metro averages for both prices and days-on-market. Sales remained robust through the summer months. Negative media coverage of the recent credit crunch and housing slump have begun to effect real estate sales. Some prices have declined and days-on-market are longer.

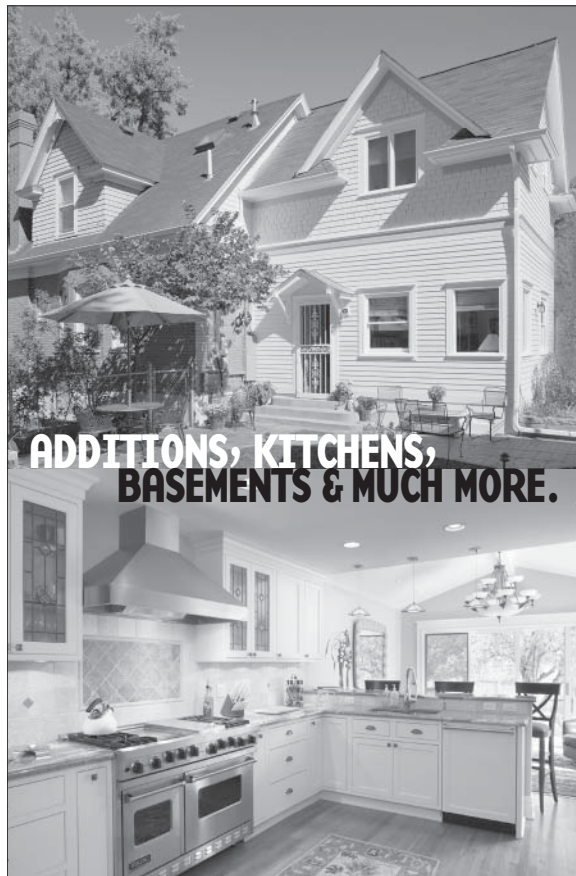
However, interest rates are in the low six-percent range for a 30-year fixed loan. This is still very attractive compared to the 12 and 14% loans of the 1980s. Money is still cheap and with Congress Park's excellent vintage homes currently available for purchase from the low \$300s to over \$1M, Denver metro buyers will continue to drive healthy sales in our neighborhood through 2008.

- Series continues on page 13.

Recycle your tree after the holidays!

The trees are ground into mulch, which is free to Denver residents.

1. Remove all tinsel and decorations from your Christmas tree. No artificial or flocked trees, tree stands or trees in plastic bags. Christmas trees only.
2. Manual & Barrel customers set your tree out on your normal trash collection day near your normal set-out location during the two week period starting Dec. 31st. Dumpster customers set your tree out for collection on Dec. 31st or Jan. 7th and it will be collected during that week.
3. Be sure your tree is set out by 7 AM and at least 4 feet away from any containers, bags, dumpsters or other obstacles.
4. Do not place trees in dumpsters.



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Hazardous Challenges of the Holidays

by Charlotte Bentley
Former Congress Park Crime Action Committee Chairperson

There's a rollercoaster, whirlwind effect imposed into our daily lives between Halloween and Post New Year's Day. Everything is rush, rush. And in the mayhem we've created, our consciousness of potential danger tends to be misplaced. It is this individual lessening of our inner safety intuitions that scam artists, muggers, thieves, and burglars prey upon at this time of year. Many times it's not the "other guy" we have to be afraid of – we can be our own worst enemy.

Adhering to the following safety tips and reminders can keep the Denver Fire and Police Departments off your holiday guest list.

VERY IMPORTANT:

Home Fire Extinguishers - Buy your home an early holiday gift . . . a home fire extinguisher for each floor of your home. Be sure you know how to work it. The panic of a small fire is not the time to learn! If in doubt, GET OUT of the house and call the fire department.

AROUND YOUR HOME:

Outdoor Holiday Lights

The community sparkles when holiday lights drape homes, doorways, windows, trees, and bushes, but be sure the lights and extension cords are made specifically for outdoor lighting. The new Solar Outdoor Christmas lights use the power of the sun, thus eliminating the hazardous extension cords, and circuit breakers that may be tripped. In some cases the LED bulbs are as bright as incandescent bulbs, and have a dusk to dawn feature on the solar panel.

Candles -1,000 fires per year can be attributed to candles. Never leave candles unattended, alone with children, or in teen bedrooms. Store matches/lighters out of the reach of children, preferably in a locked cabinet. Keep candles well away from curtains, tablecloths, boughs and other combustible articles. Extinguish candles - wetting the wicks - before you leave a room or go to bed.

During power outages, avoid moving around with a lit candle. Never use a candle for a light when checking pilot lights or fueling equipment such as a kerosene heater or lantern. The flame may ignite the fumes. Add emergency electrically rechargeable flashlights to your holiday wish list.

New LED window candles turn themselves on at dusk and off at dawn thanks to built-in photocells. They also stay cool to the touch and don't present the fire hazard to curtains and decorations that hot bulbs do. These candles can be purchased for table decorations as well.

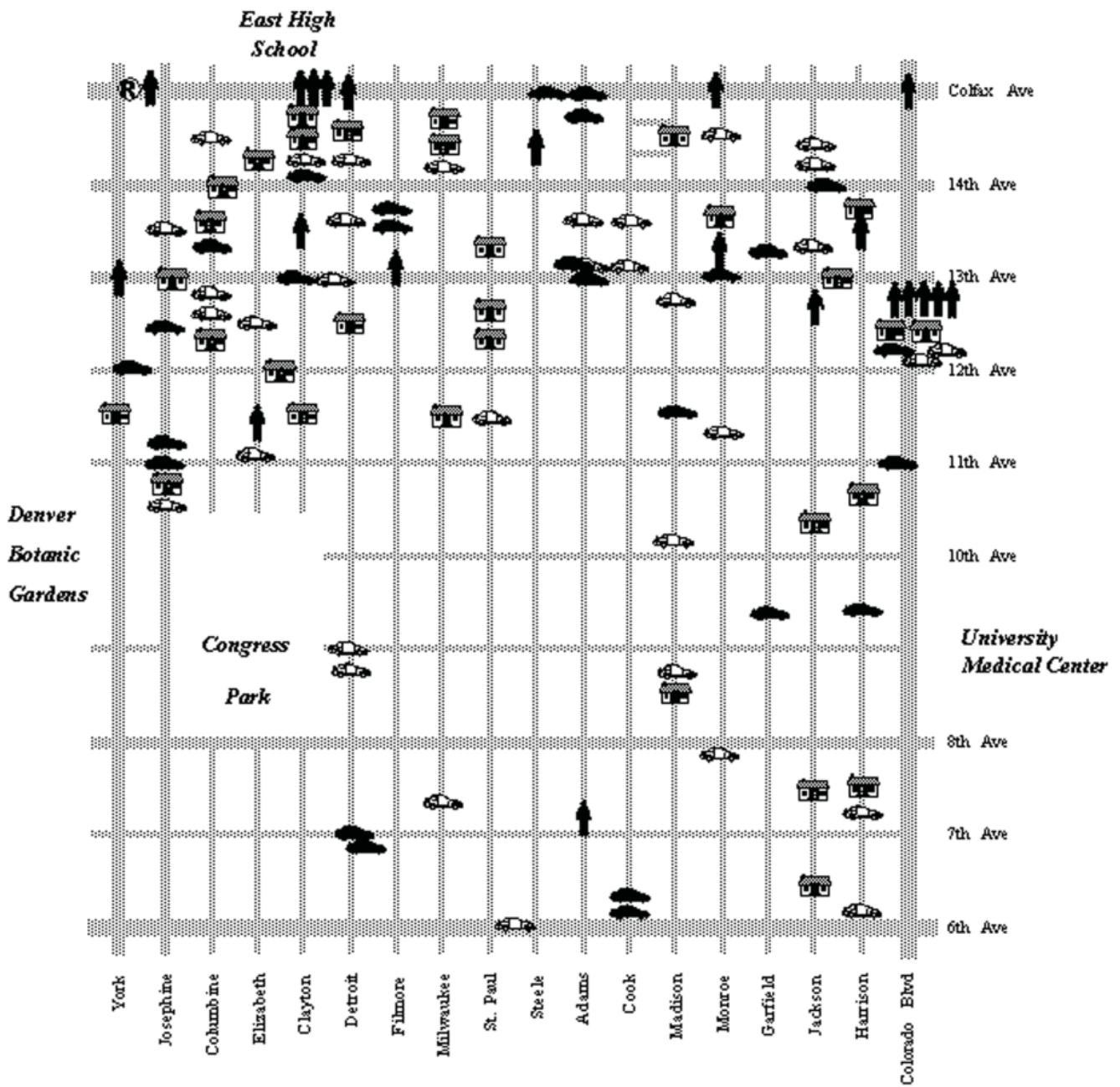
Holiday cooking - Unattended cooking is the leading cause of home fires in the U.S. Remember to keep an eye on the range and the oven. Set loud timers as reminders, and don't leave the house or nap with the stove/oven on!

Holiday drinking - A holiday drink, or partying, can lead to "one too many," which can then lead to tragedy behind the wheel of a car. A non-complicated DUI can easily cost you upwards of \$15,000 -- yes, that's \$15,000. Is that drink really worth it? Or how about injurious violence inflicted on a family member? The holidays can be stressful, and for some, depressing and disillusioning. Drinking can actually make the circumstances worse. Use caution when mixing holiday spirits with alcohol spirits.

Fireplace - Don't be awakened in the early morning hours with flames at your bedroom door. Faulty chimneys and old fireplace ashes stored in the house or garage can easily ignite. Chimneys should be inspected for internal cracks and cleaned by a professional before the wood-burning season begins. Always use a fire screen and burn only materials appropriate for a fireplace. Never burn trash or paper in a fireplace, which can float embers onto your roof. Holiday wrapping paper sometimes contains metal ingredients and could fuel flash fires, igniting and burning intensely. Remove the ashes in a metal container, and never store them in your home or garage.

The Beautiful Holiday Tree - Keep live trees as moist as possible by giving them plenty of water daily. Do not purchase a tree that is dry or dropping needles. Children and pets are fascinated with the glitter of the decorated tree, and who can blame them, but keep a watchful eye so they won't play with the wiring or lights. Decorations should be flame-resistant/retardant or non-combustible. Carefully inspect new and previously used light strings

CONGRESS PARK NEIGHBORHOOD CRIMES JULY - SEPTEMBER, 2007



-  **Rape**
-  **Assault/robbery**
-  **Burglary**
-  **Auto Theft**
-  **Theft from auto**

This map shows all serious crimes within Congress Park that were reported to police this past quarter. The Congress Park Crime Action Committee creates this map using City and Police Department statistics obtained from Council District 10.

Keeping You & Yours Safe...

- Continued from page 10

and replace damaged items before plugging in lights. Do not overload extension cords. Make sure the tree is at least three feet away from any heat source. Always unplug Christmas tree lights before leaving home or going to sleep.

Space Heaters Need Lots of Space - Space heaters should be at least 3 feet away from curtains, bedding, walls, furniture, table cloths and other flammables. Never leave the room with the space heater left on. Make sure there is adequate fresh air ventilation in the room. Don't be a yearly statistic.

Extension cords - Do not overload outlets or run extension cords under carpets, across doorways, on or under heaters, or pinched behind furniture. Too many are too scary.

OUTSIDE YOUR HOME:

Holiday Shopping -Hectic can lead to vulnerable. BE AWARE of surroundings. Park close in well-lit and busy places. Cover shopping bags or valuables left in your car.

Use a small shoulder purse, tucked close to your body and carry only necessities. Pay with check or credit card, and don't leave your purse unattended in shopping carts. Wallets should be carried in front pockets.

Be alert at ATM's, and always check parking areas before entering or leaving your vehicle.

Holiday Home Parking - Congress Park suffers from unusual amounts of auto thefts and thefts from vehicles. Take all packages out of autos, except those which might be stored temporarily in a locked trunk. Park where well lit, being sure all windows and doors are locked.

"Charities", Internet and Other Scams - Only give DIRECTLY to the charity of your choice - not a phone or door-to-door person asking for your money and/or ID. Have your personal "antennae" out for 'it sounds too good' opportunities. Be careful of blossoming internet scams and efforts to obtain your personal information. Don't give it out over the web or to telephone solicitors. A recent car-for-sale listing on Craigslist netted 8 inquiries - 5 of them the Spanish Prisoner scam. "I want to buy your car but I need you to cash a cashier's check of (dollar amount always more than the cost of the item sold) and you can keep XXX much of the balance due me." Of course, you cash the check which is phony and it just gets worse for you, the patsy victim, from thereon.

YOU ARE YOUR OWN BEST DEFENSE

AGAINST HAZARDS AND CRIME.

Make every sincere effort to enjoy quality holiday time with family, friends and neighbors. Also, think about reaching out in the true spirit of the season by helping someone who is lonely or less fortunate. Do whatever you can do to make

this holiday season a safe and cheerful time for everyone....except criminals intending to harm you or your neighbors.

Mark your calendars and be sure to attend the **Congress Park Neighbors Members Meeting** January 9 from 7-8 National Jewish Hospital, Heitler Hall

Congress Park All Neighbors Meeting January 16 from 6-8 Teller Elementary

HISTORIC DENVER AWARD-WINNING RENOVATION DESIGN, TWO YEARS IN A ROW!



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THE CRAFTED HOME

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Your Home Value series...

- Continued from page 11.

In the Real Estate Market, It's '80s Redux?

by John Sullivan
ReMax, Cherry Creek

For those of us that have been around long enough to have experienced dealing with the real estate market of the late 1980's, this current situation looks a lot the same on the surface. This time, however, there are some big differences. The 80's interest rates were over 13%; ours are only about 6.5%. Jobs were leaving the area due to the oil bust; we still have people moving here. Another big difference is that a lot of the weakness in today's market is due to oversupply of inventory with new construction in the form of Stapleton, Lowry, and various infill projects, none of which were competing with older homes 20 years ago.

Looking at rough numbers, in our immediate area, there are 68 listings as of November 1, and year-to-date there have been 140 sales. That gives us a supply of about 6 months if no other houses were to go up for sale.

Properly marketed and competitively priced homes are selling fine, and that's the key to dealing with a tougher environment than many are used to.

Over the next 18 months, the real estate market has to improve as more and more people come into the metro area. One way to look at the market is simply to say okay, sales are down 10%; that means they're still 90% of what they were. That's more than a glass half full to me. •

ALL AREA REAL ESTATE EXPERTS agree that to sell your home in this or any market: (1) List with an area expert; (2) Price it right; (3) Make it appealing; and (4) Plan on granting some concessions.

This ends our Home Values series for this edition. If you'd like to see other topics covered like this one, please let us know.

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Every day, you make money for your employer. But you need to look out for your own finances, too,

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Date: December 12, 2007

Time: 7:00 p.m. - 8:00 p.m.

Place: Teller Elementary School with your Congress Park Financial Advisor



Ken Blair
Financial Advisor

303-694-4494

www.edwardjones.com Member SIPC

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Call Ken for other upcoming seminar dates.

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www.congressparkneighbors.org

SUSAN will be sharing her expertise with us beginning in our spring issue. She has graciously offered to identify for us the diverse tree array lining our streets. We gladly welcome her contributions and those of others in our community.

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Recycle And Have Yourself A ZERO WASTE HOLIDAY SEASON

by Thomas Strickland, PW Solid Waste

Start off your Zero Waste Holidays by serving dinner using reusable tableware such as chinaware plates, glasses & metal utensils. Use cloth napkins and tablecloths. Avoid disposable products such as foam plates, plastic cups and paper napkins.

Don't forget to recycle all that you can. Steel cans that sweet potatoes, yams, cranberry jelly and other yummy foods come in can all be recycled. Aluminum foil and trays used for pies and roasting turkeys can be recycled too (lightly rinse off food before recycling). Other recyclable containers might include whip cream spray cans, dressing/stuffing paper boxes, and glass & plastic apple cider bottles. For a complete list of everything that can be recycled in your purple cart please visit DenverGov.org/DenverRecycles.

See page 9 on how to recycle your live Christmas tree. It will become free garden mulch in the spring. See our website.

Materials of the Month

OFFICE PAPER & CORRUGATED CARDBOARD

Paper is 40% of the municipal waste stream.

Recycle all your NON-sensitive scrap!

CPN Events Calendar...

JANUARY 2008 - continued from page 7

- 09 CPN MEMBERS meeting; Nat'l Jewish, 7 p.m.
- 10 Zonta Club of Denver meeting; 303/355-3735
- 14-18 Large item pick-up week
- 16 CPN All-Neighbors meeting; Teller School, 6 p.m.
- 21 Dr. Martin Luther King, Jr.'s Birthday

FEBRUARY 2008

African American History Month, Children's and Pets' Oral Health Month; Pet Owner, Wild-Bird Feeding, Cherry, Snack Food and Potato Month.

- 2 Groundhog Day
- 5 Mardi Gras
- 8 Boy Scout Day
- 10-16 National Crime Prevention Week
- 12 Lincoln's Birthday
- 14 St. Valentine's Day
- 14 Zonta Club of Denver meeting; 303-355-3735
- 17 Random Acts of Kindness Day
- 17-22 Large item pick-up week
- 18 Presidents' Day
- 20 CPN Board meeting, Nat'l Jewish, 7 p.m.
- 22 Washington's Birthday



Could you train this puppy to be a service dog for people with severe mobility limitations?

Canine Partners of the Rockies (CPR), an award-winning organization, raises, trains and places service dogs exclusively with Colorado residents who have severe mobility limitations. They need volunteer training homes and trainers. Call 303/364-9040.



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SERVICE CLUB MEETING

Zonta Club of Denver

303-355-3735

85 years working to improve the status of women and children.
Monthly dinner meeting 2nd Thursday, \$30.

WORSHIP

10:30 Catholic Community

1100 Fillmore 303-333-9366

Vatican II Eucharistic Catholics.
Sunday Mass 11:00 a.m.,
Children's Religious Ed & Youth
Group 10:30 a.m.

Capitol Heights Presbyterian Church

1100 Fillmore / 303-333-9366

An alternative faith community in Congress Park.

Sundays: 9:30am worship service,
11am education hour.

Dignity Denver

1100 Fillmore / 303-322-8485

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Summer issue: April 15

Fall issue: July 15

Winter issue: Oct. 15

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Enjoy a bigger sense of belonging and community.

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www.congressparkneighbors.org

Congress Park Neighbors Membership Enrollment Form:

Your neighborhood needs you! Join your neighbors today.

Date: _____

Name: _____

e-mail: _____

address: _____

phone: _____

I am interested in learning more about:

The above information will only be used for contacting you about Congress Park Neighborhood issues.

Member (individual or household) \$20

Patron (get a T-shirt!): \$30

(circle shirt size: S M L XL XXL)

Business or organization: \$40

(Circle amount enclosed)

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Denver, CO 80218

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Crime prevention

Traffic

Other

Congress Park Neighbors, Inc. is a non-profit organization with an elected, volunteer Board of Directors. Your tax-deductible annual dues support the newsletter, website (www.CongressParkNeighbors.org), mailings and fliers about hot issues, events like the ice cream social and ongoing activities to benefit the neighborhood.