

# Congress Park

# News

Summer 2018

[www.CongressParkNeighbors.org](http://www.CongressParkNeighbors.org)

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## Congress Park Embraces Earth Day – All Month

*Earth Month 2018 Features Multiple Neighbor-to-Neighbor Activities*

By Liz Goehring & Becky Coughlin, Congress Park Neighbors Green Team

Originally a “teach-in on the environment” in 1970, Earth Day is now celebrated in 192 countries, and is a day of action to protect our environment. The Congress Park Neighbors Green Team hosts Earth Day activities to raise awareness of global and local environmental issues and encourage neighbors to take hyper-local action. This year, CPN GT organized four separate weekend events adding up to a month-long celebration – Earth Month 2018.

Each Earth Month event was designed to highlight an environmental issue, offer solutions and build neighbor-to-neighbor support. All month, volunteers put up posters, set up and cleaned up, shared information and snacks and made it all work.

**April 7—Renewable Energy Fair.** At this year’s “Clean Energy for a Clean World: Wind and Solar Fair” presenters and local vendors shared information on solar and wind energy options, including federal and state incentives. The fair focused on ways to switch from fossil



Congress Park Green Team Earth month event encouraged neighbors to celebrate Earth Day and protect the planet.

fuels to renewable energy, and featured five BBB A+ rated solar vendors offering a variety of programs, from installing purchased or leased solar panels, to buying shares in solar gardens. Immediately following the Fair, several Congress Park neighbors held open houses to showcase their solar solutions, including lessons learned and cost savings realized.

*Continued on page 2*

### *Congress Park's 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 4,500 residents and businesses within the area bounded by Colfax Avenue, Sixth Avenue, York Street and Colorado Boulevard.

www.CongressParkNeighbors.org

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Your articles, letters and advertisements are always welcome.

Neighborhood meetings are held every other month (February, April, June, August, October, December), on the third Wednesday, at 7 p.m. at REACH Charter School 940 Fillmore. Watch for the newsletter and the email blasts for featured speakers.

Don't get the email blasts? Sign up at [www.congressparkneighbors.org](http://www.congressparkneighbors.org).

This newsletter is printed on 100% recycled paper with soy-based ink by Signature Offset

## Congress Park Embraces Earth Day – All Month, Continued

*Earth Month 2018 Features Multiple Neighbor-to-Neighbor Activities*

By Liz Goehring & Becky Coughlin, Congress Park Neighbors Green Team

*Continued from page 1*

**April 14—Leave Your 4 Wheels Behind Walking Tour** (see more on page 8) Participants strolled CPN spotlighting the array of transportation options-sans-auto including bus, bike, feet, and other ideas all around the neighborhood.

**April 21—"Putting Plastics Out To Pasture"** The Waste Diversion team hosted information, games and prizes, in the 12th Avenue business block demonstrating ways to minimize plastic in our lives.

**April 28—"More Landscaping, Less Watering Walkshop"** featured a short presentation about water-wise landscaping followed by a mosey around the neighborhood to see a variety of existing water-wise yards. Homeowners provided information about their yards.

If you are like most, just getting started is often the hardest part. But as one neighbor said about water-wise landscaping, "If I can do it, anyone can!"

Congress Park has a wealth of knowledgeable neighbors already doing good things for our planet, and willing to share their experiences with others.

Event summaries and all green resources are on the CPN Green Team webpages (<https://www.congressparkneighbors.org/green-team-2/>). Tell us YOUR ideas, and ask questions. Contact us at [sustainability@congressparkneighbors.org](mailto:sustainability@congressparkneighbors.org).

## Your Congress Park Neighbors 2018 Volunteer Board of Directors

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1475 Milwaukee St.; 303-355-3735  
[wendyrich@msn.com](mailto:wendyrich@msn.com)

Victoria Eppler—At-Large  
1254 Clayton St.; 303-912-7988  
[victoriaeppler@comcast.net](mailto:victoriaeppler@comcast.net)

Your elected, all-volunteer Congress Park Board invites you to attend the open meetings at REACH Charter School at 940 Fillmore on the third Wednesday every other month (Feb., Apr., June, Aug., Oct., Dec.) at 7 p.m.

Lots of other neighbors help with communications, membership, 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!

And we thank these committed neighbors:

Joan Gregerson, Liz Goehring and Becky Coughlin  
—Congress Park Green Team coordinators

Steve Eppler—Crime Action  
[crime@congressparkneighbors.org](mailto:crime@congressparkneighbors.org)

Your Name here—Congress Park  
Historic Preservation

Your Name here—Hospital District Redevelopment

### Denver Botanic Gardens Liaisons

Liz Goehring  
Myles Tangalin  
Victoria Eppler

### Do you have a suggestion for your Board?

Send hints and help to  
[CPNBoard@congressparkneighbors.org](mailto:CPNBoard@congressparkneighbors.org)

**Visit CPN businesses, make new friends and support your neighborhood newsletter. Volunteer CPNews advertising accounts rep needed now! Call Wendy, 303-355-3735, for info.**

## Green Tips for Summer 2018

By Barbara Rivera, Congress Park Green Team

### Water Conservation

- Toilets use 24% of our water consumption! Fix leaking toilets or replace your old toilet with an ultra-high-efficiency model that can pay for itself in water savings. Denver Water offers rebates for qualifying models. [www.denverwater.org](http://www.denverwater.org)
- In the western United States, over 50% of residential water is used on landscapes. A lot of that goes to turf grass. Switching to xeriscape reduces this water use by 60%. Reduce grass areas in your lawn and replace with low water xeriscape beds, and native plants. Use mulch to reduce evaporation. For great ideas, visit [www.coloradowaterwise.org](http://www.coloradowaterwise.org)
- Waste less water on the grass areas by aerating, keeping grass taller and adjusting your sprinkler heads to minimize watering sidewalks and street! Run sprinklers in shorter back-to-back cycles to increase water retention (run your cycles for 5 min each then repeat instead of running each cycle for 10 min). [www.denverwater.org/residential/conservation-tip/watering-your-lawn](http://www.denverwater.org/residential/conservation-tip/watering-your-lawn)

### Home Energy Efficiency

- Replace your furnace/air conditioner's air filter every month or two to increase efficiency.
- When cooking, cover pots with lids to speed cooking times and keep kitchen cooler.
- Replace traditional light bulbs with LED bulbs. They use 70-90% less energy and last 15 times longer! Start with those lights most used.
- Hang your laundry outside to dry on our hot, sunny Colorado days.

### Waste Diversion & Reduction

- Say "No Thanks!" to plastic shopping bags. Keep re-useable shopping bags in your trunk and remember to carry them into the store (and return to your trunk for next trip)!



Congress Park Green Team Earth Month event demonstrated alternatives to plastics.

- Consider backyard composting for lawn clippings and food scraps OR sign up for a City compost bin (available for most of Congress Park). Go to [www.denvergov.org](http://www.denvergov.org) to get your own green compost bin or share one with your neighbor.
- Reduce plastic & non-recyclables: Use Compostable garbage bags (available at Sprouts, King Soopers) and re-useable straws (50 cents at Sweet Cooie's Ice Cream at 3506 E. 12th). Bring your own cup to the coffee shop!

Your efforts matter! Every Little Bit Helps-- Together We Can Make a Huge Impact!

## Congress Park Neighbors

2018  
Ice Cream  
Social  
on National Night Out



Tuesday,  
Aug. 7,  
6 – 8 p.m.  
Congress  
Park Pavilion

Again featuring Sweet Cooie's Scrumptious Ice Creams!





### On the Teller Calendar

#### May 12

Tellerpalooza  
Blue Bird Theater  
4 p.m. to 11:00 p.m.  
[www.tellerpalooza.com](http://www.tellerpalooza.com)

#### August 16

Lemonade Social

#### August 30

Back to School Night

#### September 7

Teller's Fall Food Truck & Community Block Party

## Teller Enrollment, Achievement and Support Are Up

By Sabrina Bates, Principal

As the 2017-2018 school year comes to a close, we have so many things to be grateful for. This year Teller welcomed a new principal, assistant principal, and several new teachers. Additionally, our enrollment is the largest it's ever been with 510 ECE-5th grade students. Next year, we are projected to have even more Congress Park children attend Teller. We are so grateful for our supportive community! Our PTA and the greater Congress Park community has given immensely of their time, talents, and financial resources. Our teachers and paraprofessionals have worked tirelessly to ensure our students are getting the best education possible. We are projected to have a significantly larger percentage of our children reading at or above grade level by the end of the year compared to last year.

This year, we applied for several grants to support early literacy, social and emotional well-being, and closing the opportunity gap. We are happy to announce that we were awarded a School

Improvement Grant for \$25,000 to partner with Scholars Unlimited in offering daily after school tutoring next year for 50 students on a weekly basis. We are waiting to hear back on two other grants we applied for. If awarded, we would receive funding to hire a full-time school counselor (in addition to our full-time school psychologist) and purchase Second Step, a social-emotional curriculum for K-5th grade students.

Lastly, Teller will be a Summer Academy and Summer GT Academy site. We will have roughly 300 students participating in a variety of programs! As a Summer Academy site, Teller will also be a Summer Meal Program site. This program, offered when school is out, provides nutritious meals to all children (1-18) at no charge. Adults can purchase a meal for the minimal charge of \$3.00. Meal Service Dates: June 11 - July 20. Serving Times: Breakfast (8:30 - 9 am) Lunch (12- 1 pm).

Congress Park Whole House Remodel  
Photo: Vantage Architectural Imagery



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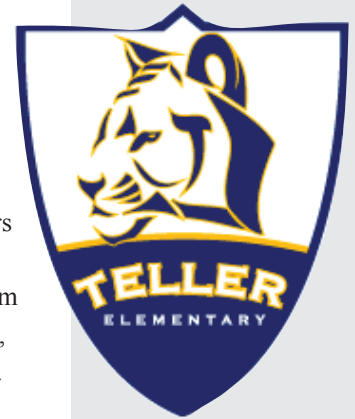
DENVER'S DESIGN/BUILD REMODELER SINCE 1985

## Teller Arts Roar

By Jennifer Bartos, Teller Theater and Music Specialist

**T**eller Performing Arts really geared up for Tellerpalooza, our biggest event of the year. On May 12 starting at 4 p.m. at the Blue Bird Theater, the Teller stars were shining. Teller's amazing Tiger Voices, Violins, and Beginning and Advanced bands, as well as our very own Teller Jazz band, The Saber Tooth Jazz really had the hall rocking!. The following week Teller hosted the 5th grade musical The Jungle Book on May 14, 16 and 17. Each night featured a different class.

Finally we would like to congratulate our 2018 Best of Shakespeare cast for their outstanding performance at 2018 Shakespeare Festival. This fine group of performers walked away with four Spirit of Shakespeare awards for their ensemble work in scenes from The Tempest, A Mid Summer's Night Dream, MacBeth and The Two Gentlemen of Verona.



### Teller Mission

Teller Scholars are problem solvers. They ask questions, think critically and grow through personal, social and academic challenge. Our scholars are resilient, independent learners who persevere to college success and beyond.

### Happening at Teller

Check out the calendar at <http://teller.dpsk12.org/calendar/>



Teller's Shakespeare crew celebrates their Festival awards.

## Tellerpalooza a Festive Fundraiser

By Peggy Goetz

**T**he afternoon of Saturday, May 12 found parents, students, kids and other music lovers streaming to the Bluebird for another rousing Tellerpalooza. The premier fundraiser for Teller Elementary, it has also become a great showcase for local musicians, and great fun! Did we mention the gazillion calories you burn while dancing all evening? It's an annual highlight to start the summer, so mark your calendars next spring to buy tickets for May 2019!



Tellerpalooza is always great fun!

## Sewall Child Development Center Honors Children's' Champion Marcia Tewell

*Colorado Developmental Disabilities Coalition Executive Director is the 16th Annual Champion for Children*  
*Keynote speaker Dr. Rosemarie Allen of Metro State University addresses equity in education for all children*

By Patricia B. Smith

A lifetime of advocacy brought Marcia Tewell to becoming the Executive Director of the Colorado Developmental Disabilities Coalition (CDDC). Honored before more than 200 guests at Sewall's 16th Annual Champions for Children luncheon at the Park Hill Golf Club on May 4, Tewell's leadership links to the mission of inclusion at Sewall. The CDDC provides grants for parents, caregivers, family members, and adults to learn advocacy either for themselves or their

children through Sewall's Partners in Leadership training programs.

The CDDC advocates for the development and implementation of public policy to further the independence, self-determination and community inclusion of Coloradans living with developmental disabilities.

"Marcia's work resonates deeply with Sewall's mission of inclusion," said Heidi Heissenbuttel, CEO of Sewall Child Development Center. "Her philosophy reminds me of a quote by a Zen Buddhist priest, Charlotte Joko Beck, who wrote a book based on this paraphrase, 'when nothing is special, everything can be.'"

Marcia often bristles at the label, 'special,' since this label can set apart rather than include a person in a community, a school, a life of belonging."



Reflecting on current news of bias in education, keynote speaker Dr. Rosemarie Allen underscored the critical need for everyone in all communities to realize the important role adults have in including all children. A Metro State University education professor, Allen trains future educators' awareness of conscious and subconscious bias, whether related to perceived disabilities or racial prejudice.

"Dr. Allen's research and academic mission continues to improve the practice of inclusion in all classrooms at all ages," Heissenbuttel added. "In a truly inclusive, diverse environment, children learn significant lessons from each other's different language styles."

Hearing different words from the ones they know expands vocabulary and learning in addition to the social and emotional benefits of diversity and acceptance at the earliest ages. These foundational experiences are carried into primary school and later into adulthood, and establish acceptance and inclusion throughout a lifetime."

For more information about inclusionary education, the April 2018 issue of Colorado Parent magazine has several articles about Denver schools, including the 74-year-old Sewall Child Development Center, embracing this practice. <http://www.coloradoparent.com/creating-inclusive-experiences-for-all-children/>



Marcia Tewell, Executive Director,  
Colorado Developmental Disabilities Coalition

  
**Champions**  
 for  
**Children**  
 Luncheon



## Protecting Congress Park's Distinctive Charm

*Pursuing Conservation Overlays or Historic Districts*  
By Rodney Allen

**D**o you have a desire to keep Congress Park a dynamic neighborhood, while preserving what makes it a beautiful place to live? Are you concerned about a historic property or block that deserves preservation? Our homes' shared era and styles, although they each uniquely reflect their history (if these walls could talk!), contribute to our feeling of community.

In the CPN survey on Preservation and Historic Overlay, neighbors expressed interest in learning more about how we can preserve the architecture and character of our neighborhood, while making sure our houses serve us and our heirs well into the next century.

Some neighbors have already begun to gather information toward pursuing either a Conservation or Historic District to preserve our CP character. To learn more about City programs and the application process, visit <https://www.congressparkneighbors.org/2018/01/09/historic-overlays/>. Additional resources from Historic Denver and the link to the survey results are posted.

You can also email [cpnboard@congressparkneighbors.org](mailto:cpnboard@congressparkneighbors.org) for info and assistance. Visit the conservation/preservation table at the Annual Ice Cream Social in August. Let's work together to safeguard and celebrate the characteristics of our charming Congress Park Neighborhood.



**Summer Camp**  
programs begin June 11 and go through August 3 at Sewall. Visit <http://www.sewall.org/event/summer-camp-begins/> for details.

### It's Graduation Time at Sewall!

Friday, June 1, 2018 brings families from 4 Sewall locations to the Fillmore Campus to celebrate a favorite family occasion. Children from the Fillmore Campus, The Alliance Center in South Denver, Isabella Bird in Stapleton, and Fairview will gather. Approximately 30 preschoolers will graduate to Kindergarten level. After the ceremony at 10 a.m., families will enjoy a potluck and cake and head home after lunch.



A proud Sewall graduate receives his diploma.

**Green Team Info**

\*\* Details on the Climate Action Forum and action team projects are posted on the CongressParkNeighbors.org/green-team-2 webpages. Information and available resources are posted on an ongoing basis. We hope you will find things useful as you explore sustainability in your home.

**Summer's Coming - Leave your car behind.**

By The Alternative Transportation team, Becky Coughlin & Liz Goehring  
Congress Park Neighbors Green Team

As summer approaches and the days get warmer, it's a great time to consider getting around town without your car. Participants in CPN GT's Earth Month activities on April 14 strolled the neighborhood touring bus & bike routes, B-cycle stations, and even one neighbor's garage to learn first-hand her system for bike commuting.

As one participant put it, "I really enjoyed walking the neighborhood and getting tips from neighbors about the RTD app that will help me use the bus!"

Denver B Cycle bike sharing program is really rolling! In 2016, B Cycle riders made 354,652 trips, saving an estimated 76,452 gallons of gas and avoiding 1,503,820 pounds of CO2 emissions! Follow the directions at any B Cycle sta-



Congress Park Green Team Earth Month walking tour showed alternative transportation options.

tion in Congress Park at Botanic Gardens, 12th & Columbine, and along Colfax at Columbine, Steele and Garfield.

Here in Congress Park we are lucky to have so many transportation options, from bus routes to bike lanes (see Transportation Solutions Congress Park Map). It's easy to leave your car

parked! Besides helping the planet, there's the added benefit of getting physically fit with built-in exercise. Heck, you might even be able to save money on that monthly gym pass.

To help neighbors get out of their cars and onto bike routes and walking, CPN Green Team members (with a particular passion for alternative transportation!) have lined up some resources and events to make things easier.

For those wanting to try biking, we are planning a FREE Bike Clinic for neighbors looking for a quick tune-up and biking advice, just in

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## Summer's Coming - Leave your car behind., Continued

By The Alternative Transportation team, Becky Coughlin & Liz Goehring  
Congress Park Neighbors Green Team

time for Denver's Bike to Work Day on June 27. Experienced bike commuters will be on hand to show you the ins and outs of bike routes, gear, clothing and other useful tips. If you've ever wanted to try bike commuting, this is a GREAT way to get started. Check the calendar on <http://www.congressparkneighbors.org/> for Bike Clinic details.

Looking for a more relaxing way to get to and from work? Denver's RTD Buses might be more your speed. With routes heading East/West and North/South, you can get almost anywhere in the City by bus/train (even out to the airport!) for a fraction of the cost of driving your own vehicle. Check out the Denver Transit mobile app to track real-time when buses and trains are coming and find the quickest way around town!

Did you know: The Number 24 and Number 40 bus routes both take you to the train station at 40th and Colorado where you can take the A train to the airport or to Union Station. You can purchase your \$9 ticket to the airport when you get on the bus (exact change required). This fare will also cover your bus ride.

For more info, CPN Green Team members are hosting an Information Table on May 12, from 3-5pm at 12th and Madison. Stop by to talk with your bike-savvy neighbors and bus commuters, see demos of commuter bikes, check out Transit and Way2Go mobile apps, and more. Find out just how easy (and healthy!) leaving your car behind can be!

Find the Transportation Solutions Congress Park Map at: <https://www.congressparkneighbors.org/increase-use-of-alternative-transportation/>

### Congress Park Neighbors

2018  
Ice Cream  
Social  
on National Night Out



Tuesday,  
Aug. 7,  
6 – 8 p.m.  
Congress  
Park Pavilion

Again featuring Sweet Cooie's Scrumptious Ice Creams!



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*"The Congress Park Crime Action Committee is committed to coordinate efforts to rid our neighborhood of crime, thus helping to ensure personal safety for all."*  
 CPN Crime Action Committee Mission Statement

Denver Post's crime statistics for Congress Park  
<https://crime.denverpost.com/neighborhood/congress-park/>

## Congress Park Crime Relatively Low but Rising; Your Vigilance Can Help

By Stephen Eppel, CPN Crime Action Liaison

In 2017 the number of crimes in Congress Park remained quite low particularly given its central Denver location and was less than that observed in adjacent neighborhoods except Country Club. However, crime in Congress Park is rising faster than that observed all of Denver.

In 2017 the City and County of Denver reported a 5.7% increase in violent crime events and a 3.5% rise in property crime. In Congress Park the increases were 27.6% and 23.5% respectively. Fortunately, the number of reports remains relatively low. There were 37 violent crimes in 2017, an increase of 8 compared to the previous year. Property crimes rose from 264 in 2016 to 334, an increase of 70.

For 2018, violent crime in Congress Park has remained stable compared to 2017. The number of sexual offenses has decreased but assaults increased. Among the 78 Denver neighborhoods, Congress Park ranks #33 for robbery and #52 for assault (#78=Best). Violent crime occurs most frequently along York/Josephine Streets near Colfax, along Colfax Avenue and along Colorado Boulevard near Colfax and is associated with increased urbanization and traffic routes.

Property crimes, including larceny/theft, burglary; auto theft and theft from auto, remain largely crimes of opportunity. Overall, property crime declined 17.5% (66, 80) in 2018 vs. 2017. Auto

theft and theft from auto decreased in 2017 by 22.2% and 16% respectively. Compared to last year, in 2018 bike thefts have dropped 75% (2, 8) and burglaries are down 31.2% (11, 16). For 2018, among Denver's neighborhoods, Congress Park currently ranks 39th for bicycle theft and 61st for burglaries.

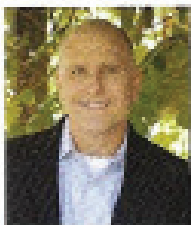
Even though the number of burglaries has diminished, unforced burglaries continue to be a problem. There have been 10 residential burglaries in Congress Park this year. Only 3 of these involved forced entry; the other 7 were unforced, meaning the property was unsecured. This is reflected in the neighborhood rankings. For residential burglaries, Congress Park ranks 75th for forced but, only 46th for unforced burglary.

Please do your part to protect yourself and improve our neighborhood's crime statistics. Avoid becoming a victim. Don't leave valuables in your car or if that's unavoidable, put them out of site in the locked trunk. Lock your house, garage, bike and other possessions if they are unattended even briefly. Leave porch lights on or put them on sensors or timers. Remain alert and aware of your surroundings, especially at night. With friends, watch out for each others' persons and possessions and help remind each other to lock doors and cars.

### Safety notes

Is it a door? Lock it.  
 Is it valuable?  
 Hide it and secure it.  
 Is it a porch light?  
 Turn it on at night.  
 Is it a pet? Chip it and  
 Leash it. Really.  
 Ok, maybe not the fish.

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## Noise: Reducing Levels to Maintain Health and Sanity

By C. L. Pirkey

City living presents lots of great positive benefits: museums, restaurants, libraries, entertainment, education, etc. On the negative side is noise. Noise is measured in decibels (dB). Hearing loss can occur at 90 dB depending on the length of sustained exposure. A quiet library might be measured at 30 dB, normal conversation (3-5 feet away) at 60-70 dB, and a power mower (at 3 feet) at 107 dB. Noise, even below the hearing loss level, can also cause irritation and mental anguish.

Fortunately, Denver has a Noise Ordinance (Revised Municipal Code Chapter 36) to address some of the noise issues. Here are some of the key components for residential property. Allowed levels are different for day and night.

Residential (receptor premise)	7 AM – 10 PM	10 PM – 7 AM
Maximum Noise Levels	55 dB	50 dB
Waste stream activity (trash trucks, filling bin, etc.)	<b>Only</b> during these times	Activity <b>NOT</b> allowed
Delivery activity (not construction)	55 dB	50 dB
Snow removal (private)	Can exceed between 5 AM – 11 PM	

In my experience, most noise violations are related to waste stream activities. These include trucks picking up metal dumpsters and staff emptying tubs of glass bottles into the dumpsters late at night (way past 10 PM). If notifying the companies involved does not solve the problem, you can contact the city at 311 or use the city website to complain.

Collect the day, time, location, source of noise (trash company or truck description), and submit additional data (a photo, company name, etc.) if you can.

Smart phone apps can measure decibels (Decibel 10, Measures 2: 14 Pro tools, dB Decibel Meter), record the reading, take a photo, and email the data.

Staff at the Denver Department of Environmental Health will research the complaint and issue notices and fines, if warranted. Be patient as this can take several weeks or months to resolve, since the staffing level is low but very capable.

## Owner of a Lonely Cart? (with apologies to Trevor Rabin/Yes)

*Help Carts Return Home After Collection*

By Ann Charles

Love your trash, recycling and compost carts—make sure you bring them home after collection days. Last year, the city removed most of the dumpsters to upgrade our refuse collection service and de-clutter the alleys. The carts are improving collection efficiency, decreasing the quantity of loose trash in the alleys and reducing the energy used to provide collection services.

Please do your part by bringing the carts to the designated spot for pick up and taking your carts back to your property after collection service. This will help ease parking and traffic congestion in streets and alleys, discourage cart misuse and damage, and maintain our neighborhood's neat appearance, which keeps our property values up.





**Contact City Council**

District 10  
Wayne New  
720-337-7710  
wayne.new@denvergov.org

At Large  
Robin Kniech  
720-337-7712  
kniechatlarge@denvergov.org

At Large  
Debbie Ortega  
720-337-7713  
ortegaatl@denvergov.org

**For your calendar:**

Sat., June 9 | 9 to 2 |  
Great Denver Cleanup.

The Great Denver Cleanup is an annual citywide event offering free drop sites for hard-to-recycle items, large household junk and yard waste. Learn more and find a drop site near you.

**Alert! Offers to Buy Your House “Fast” May Be a Con**

By Linda Flayhart

**H**ave you received those calls, letters and postcards offering to buy your home, fast, with no repairs or remodeling necessary? Be aware that these offers may not be in your best interest and may not yield the full value for your house. Don't leave thousands of dollars on the table in a questionable deal.

To be sure? Contact a licensed RE professional. They are required by law to act in your fiduciary interest. Licensed appraiser and Realtor Rodney Allen says a local professional will help you “understand the financial implications of all your options, and can prepare you and your home to get the best return for you.”

Licensed architect and Realtor Dan Braun agrees that those solicitations usually offer quite a bit less than market value.

Want to sell your home but don't want to remodel? Braun says, market conditions are such that “your non-updated home may appeal to a new owner-occupant willing to earn sweat equity.”

Dan also sees the other end of those cheap offers: “I hate seeing people pay outrageous prices for houses that have suffered bad remodel jobs.”

Allen advises that the consequences of these predatory purchases can be seen in other neighborhoods, such as Highlands and Sloan's Lake,

where the “slap-up fix-and-flips disregard or destroy houses' original charm and craftsmanship.” Worse, the house is scraped and replaced with a structure that clashes painfully with the rest of the neighborhood, changing the ambiance forever.

Braun helped a couple in Park Hill who had owned their home for 25 years. He said, “The house needed work and they wanted to downsize. A predatory buyer offered \$265,000. I put it on the market for \$325,000 and they were able to choose from multiple owner-occupant offers.”

RE/MAX of Cherry Creek Broker Lisa Santos is also receiving lots of those offers. She cautions homeowners that homes “in our amazing neighborhood will receive multiple legitimate offers and great terms.” She continues, “Please, consult a local professional Realtor with solid experience to get a...no-pressure opinion...and a true picture of the value of your home.”

**Slot Homes, Safe Digging**

**A**t their meeting May 7, Denver City Council approved major changes to the requirements for building “slot homes,” but up to 30 plans for the sideways-facing rowhouses had been approved for lots in older neighborhoods before the March 14 cutoff.

The changes will ensure future multi-family infill projects engage the public, consider neighborhood character, address human scale and minimize negative effects on pedestrians and neighboring properties. Learn more at [denvergov.org/slothomes](http://denvergov.org/slothomes).

Gardening? Dig Safely - Call 811: In recognition of National Safe Digging Month, remember to call 811 before starting an outdoor digging project, large or small. Failure to check before you dig can result in severe injuries, disruption of services to entire neighborhoods, and potential fines and repair costs.

**Congress Park Neighbors**

2018  
Ice Cream  
Social  
on National Night Out



Tuesday,  
Aug. 7,  
6 – 8 p.m.  
Congress  
Park Pavilion

Again featuring Sweet Coole's Scrumptious Ice Creams!

## Zonta Yard Sale Funds Grants and Scholarships

*"Experienced" household goods at bargain prices to benefit local, at-risk women and children.*

By Wendy Moraskie

**Z**onta Club of Denver's HUGE Annual Yard Sale is on Saturday, May 26, from 8 – 3 at 1360 Glencoe.

The annual yard sale proceeds go toward local scholarships and grants that help single moms and at-risk women improve their skills to move toward self-sufficiency.

The tables are piled high and donations from 40 households are still coming. You'll find art, frames, lighting, candles and holders, baskets, knick-knacks, curtains, linens, rugs, decorations, electronics, chargers, cases, cords, tools, small appliances, canisters, utensils, bakeware, dishes, shoes, purses, hats, bicycles, toys, books, vintage glass & collectibles--and much more!!

Your purchase will contribute toward local grants and scholarships through ZCD. Ask us how that works-- we'll be delighted to tell you.

Since 1927, Zonta Club of Denver grants have gone to many local organizations such as Family Tree, Dance 2B Free, Gathering Place, Friends of the Haven, Colorado Women Veterans, Domestic Violence Initiative, and Hope House, among others. Donations to Zonta also contribute to scholarships to young women in aerospace, business and Public Affairs.

## New Toolkits Help Neighbors Prepare for Neighborhood Plans

**S**ince new plans kicked off in three areas in 2017, neighborhood groups in other parts of the city have been eager to start creating a community vision for their own neighborhoods. In response to that demand, Denver Community Planning and Development is rolling out neighborhood toolkits to help those in future planning areas hit the ground running when planning begins. Find out what's going on in Congress Park by checking out [www.congressparkneighbors.org](http://www.congressparkneighbors.org) and checking in with a Board member (see page 2).

## #ThisPlaceMattersDenver - May is National Preservation Month

**N**ational Preservation month is an annual opportunity to celebrate architecture, history and the treasured historic buildings that help give our city a sense of place and community.

CPD's Landmark Preservation team has prepared a slate of activities highlighting local preservation efforts, starting with the #ThisPlaceMattersDenver campaign, which invites local residents to share photos of their favorite historic spots around the city.

**Zonta Yard Sale**  
May 26, 8-3  
1360 Glencoe  
Proceeds fund grants and scholarships



[WWW.ZONTA-DENVER.ORG](http://WWW.ZONTA-DENVER.ORG)

*Since 1927 giving  
~grants  
~scholarships  
~volunteer hours  
with international  
and local projects  
that help at-risk women  
lift themselves up*

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DENVER

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**EMPOWERING WOMEN**  
THROUGH SERVICE & ADVOCACY



Can't decide to  
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### Painters Give Back

Ireland's Finest Painting is continuing its "Hard Times, Soft Hearts" contest. Each year since 2011 neighbors in Denver have nominated worthy candidates to have their property painted by Ireland's Finest for free. Candidates are individuals and organizations that provide services and kindness for the most vulnerable among us.

Submit your nominations through June 30 through this link:  
<http://irelandsfinestinc.com/hard-times-soft-hearts-the-third-way-center/>

## City Park Jazz 2018 Calendar of Concerts

All concerts are on Sundays from 6 – 8 p.m., rain or shine.

June 3: Jyemo Club  
 June 10: Katie Glassman & Snapshot  
 June 17: Hazel Miller with Harmony Chorale  
 Special Guest: Badda Boom Brass Band  
 June 24: Paa Kow  
 July 1: Euforquestra  
 July 8: La Pompe Jazz & Friends  
 July 15: Pat Bianchi Trio  
 July 22: Mistura Fina Band  
 July 29: The Sammy Mayfield Blues Band  
 August 5: Chris Daniels and the Kings with Freddi Gowdy  
 Special Guests: Tivoli Brass Band





Service Club Meeting	Worship	Advertise Here
<b>Zonta Club of Denver</b> 303-355-3735 90 years working to improve opportunities for at-risk women and children. Monthly dinner, program & meeting on 2nd Thursday, \$35. <a href="http://www.zonta-denver.org">www.zonta-denver.org</a>	<b>Capitol Heights Presbyterian Church</b> 1100 Fillmore; 303-333-9366 A welcoming, diverse and inclusive faith community in Congress Park. Sundays: 9:30 am worship service, 11:00 am education hour.	<b>Are you reading this?</b> So are your customers... Great exposure, low cost. Email <a href="mailto:murphy.michellej@gmail.com">murphy.michellej@gmail.com</a> for rates.
Window and Gutter Cleaning	Professional Organizing	Volunteer Opportunities
<b>Twin Pines Window Cleaning</b> Window and Gutter cleaning. Also offering house cleaning, leaf clean up and seasonal snow shoveling. Contact Bob at 303-329-8205. Offering complimentary estimates since 1994.	<b>Streamline With Sarah</b> Can't find your camping gear? You're not alone. Let's talk about the office, the basement and those credenza cupboards. The places where piles are a plenty and things get lost. What if this was the summer you got organized? Streamline with me, Sarah ( <a href="http://streamlinewithsarah.com">streamlinewithsarah.com</a> ). We'll commiserate, purge, create a system and call it good.	<b>Congress Park Neighbors</b> Meet new friends, share your expertise at neighborhood meetings and discuss issues that are shaping your neighborhood. Third Wednesdays of even months, 7 p.m., Sewall/REACH, 940 Fillmore. Contact <a href="mailto:cpnboard@congressparkneighbors.org">cpnboard@congressparkneighbors.org</a> and visit <a href="http://congressparkneighbors.org">congressparkneighbors.org</a> .

## Neighborhood Directory

*Visit these advertisers, and tell them you're glad you found them here.*

*For advertising rates, email [murphy.michellej@gmail.com](mailto:murphy.michellej@gmail.com)*

**May** is Better Hearing & Speech Month, Melanoma/ Skin Cancer Detection, National Bike, National Photo, and Asian Pacific American Heritage Month.

**June** is Recycling Month, Fireworks Safety, National Dairy, and Zoo & Aquarium Month.

**July** is National Blueberry Month, National Ice Cream, National Recreation & Parks Month.

## Think Outside the Big Box

*Shop at Your*

### **Congress Park Businesses**

[www.congressparkneighbors.org](http://www.congressparkneighbors.org)  
 lists all merchants in Congress Park

Please visit our site and see how our local businesses support our neighborhood.



Congress Park Neighbors, Inc.  
P.O. Box 18571  
Denver, CO 80218  
[www.CongressParkNeighbors.org](http://www.CongressParkNeighbors.org)

The best way to keep  
up-to-date about neighborhood  
issues i.e., crime alerts, parking,  
zoning is to sign up for  
CPN's email broadcast at  
[www.congressparkneighbors.org/  
eblast.html](http://www.congressparkneighbors.org/eblast.html)

Check [www.CongressParkNeighbors.org](http://www.CongressParkNeighbors.org)  
for our advertisers' most recent news!



"Volunteering is the ultimate exercise in democracy.  
You vote in elections once a year, but when you  
volunteer, you vote every day about the kind of  
community you want to live in."  
~Author Unknown

### Congress Park Neighbors Membership Form

Your neighborhood needs you! Join your neighbors today.

Name:  
Email:  
Address:  
Phone:

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

\_\_\_ Member Name: \$20  
If household membership, other persons name:  
\_\_\_ Patron (receive 2 passes to the SIE Film Center!): \$30  
\_\_\_ Business or organization: \$40

(Circle amount enclosed)

Make check payable to:  
Congress Park Neighbors, Inc.  
P.O. Box 18571  
Denver, CO 80218

Date:

I am interested in learning more about:

- \_\_\_ Neighborhood beautification
- \_\_\_ 12th Avenue Business Support
- \_\_\_ Neighborhood/Colfax Plan
- \_\_\_ Historic Preservation
- \_\_\_ Newsletter reporting
- \_\_\_ Newsletter advertising
- \_\_\_ Newsletter production
- \_\_\_ Newsletter distribution
- \_\_\_ Neighborhood Watch
- \_\_\_ Outreach
- \_\_\_ Membership
- \_\_\_ Social events
- \_\_\_ Graffiti abatement
- \_\_\_ Crime prevention
- \_\_\_ Traffic/Parking
- \_\_\_ Zoning
- \_\_\_ 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](http://www.CongressParkNeighbors.org)), mailings and fliers about hot issues, events like the ice cream social and ongoing activities to benefit the neighborhood.