



THE MIRROR

WIBBOK

VOICE OF MAYFAIR NEIGHBORS, INC.

FALL 2016

Letter from the President

By Merritt Pullam
President, Mayfair Neighbors, Inc.

Hello Mayfair. It is definitely summer in our neighborhood. The weather is hot; kids are running around at the park and through the sprinklers in their front yards. My garden is in full swing, supplying my family with tons of cucumbers and tomatoes. How about yours? The farmers markets around town are full of people buying the latest in seasonal fruits or vegetables. I truly love this time of the year, but I cannot wait for the Broncos to start playing.

continued on page 2

SAVE THE DATE

**Mayfair Neighbors
General Meeting**

Oct. 18 • 7 p.m.

Palmer Elementary
auditorium

WWW.MAYFAIRDENVER.ORG



Storm and sanitary water fee increase to help Mayfair

Mary Beth Susman,
City Council District 5



Susman

CDOT is planning to reconstruct I-70 and, when it does, it will have to do some flood mitigation in the Lower Montclair Basin to accommodate the proposed lowering of the highway. The basin goes from the South Platte River up to areas in District 5. East of City Park it is often referred to as the upper basin, while the western side is called the lower basin. There is a separate Park Hill Basin that runs through Park Hill.

Because CDOT is going to have to spend money to remediate part of the lower basin, the city and the Urban

Drainage and Flood Control District (a multi-jurisdictional body that works on flood mitigation and water quality in the South Platte) saw this as an opportunity to leverage the CDOT investment and begin to address the long-standing issues of the Montclair Basin. Indeed, CDOT will be giving the city \$67 million to help with the effort.

The most efficient way to control water flow is through open channels that “daylight” the underground streams rather than build pipes underground. Open channels move water more efficiently and, very importantly, clean the water more effectively. We had great success at Lowry by “daylighting” the Westerly Creek that had been in pipes and is now a lovely amenity going through Great Lawn Park.

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About the Mayfair Mirror

The Mirror is published four times a year in the spring, summer, fall and winter.
 For advertising or story ideas, contact Todd Parker at mayfairneighbors@gmail.com.
 For more information, visit www.mayfairdenver.org
 Our mailing address is:
Mayfair Neighbors, Inc.
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Denver, CO 80220-0306
 If you need help designing an ad for The Mirror, please contact Chere Martin:
chere@CMMCreativeStrategies.com

From the President continued from page 1



Pullam

Mayfair Neighbors, Inc. hosted a few events in August that I hope you and your family had an opportunity to attend. Events to be on the lookout for this Fall include, the First Annual Mayfair Neighbors Social Gathering – date and location to be determined soon – and the annual General Meeting, Oct. 18 at 7 p.m. in the Palmer Elementary School auditorium. Mayfair Neighbors, Inc. will get the word out on upcoming dates and locations via a few channels.

Connect with us

Mayfair Neighbors, Inc. strives to share the latest news and information regarding our neighborhood. Please take a moment to connect with us via your preferred method of receiving information: Facebook, email blasts, Nextdoor.com and our website. We will not blast you with spam or advertisements, just news about our neighborhood and information from the City and County of Denver. We try our best to stay neutral on all topics and give you what you need to know to be informed. You can like our Facebook page at Mayfair Neighbors, Inc., send us an email at mayfairneighbors@gmail.com to sign up for email blasts, look for our posts from board members on Nextdoor.com, or sign up to become a member of Mayfair Neighbors and pay your membership dues at www.mayfairdenver.org.

Membership: Good for all

Some of you may be asking, why should I become a member of Mayfair Neighbors? What is Mayfair Neighbors, Inc. about? Mayfair Neighbors, Inc. (MNI) is a 501(c)(3), which means your membership is tax deductible. We offer yearly memberships at \$25 for a business, \$15 for household or individual, and \$10 senior memberships. We use the membership money to help us coordinate a variety of events in the neighborhood in the hopes of bringing the community closer together. Events include: The Shred-a-Thon, the Easter Egg Hunt, Dog Daze, Concert in the Park, July 4th Bike Parade, and many others, both new and old. We really hope to see each and every one of you at our events at the park or somewhere within the neighborhood. MNI also publishes The Mirror quarterly to give you deeper insight into what you and your neighbors have been seeing or hearing around the neighborhood.

MNI created a mission statement years ago that we continue to use

2016 OFFICERS	BOARD MEMBERS
President, Merritt Pullam	Chris Ringwood
Vice President, Lynn Gregory	Elaine Zupancic
Treasurer, Jeanne Surbrugg	Jackie Medford
Secretary, Anne Delphia	Jean Bolling
	Patricia Mulligan
	Sara Visser
	Shawna Olsen
	Todd Parker

From the President continued from page 2

as our guide in helping out Mayfair. Our mission statement is to preserve and enhance the character of Mayfair, located in the City and County of Denver; to work toward the physical and social improvement of such neighborhood; to attempt to prevent any deterioration of the neighborhood; to aide, assist, represent and advance the interests of the residents or the neighborhood through all lawful means; and to promote the health, safety and welfare of the residents of the neighborhood, the City and County of Denver, Colorado and surrounding areas.

Board members needed

The Mayfair Neighbors, Inc. board is looking for more board members. We meet the first Monday of each month from 7 p.m. until 9 p.m. If the first Monday of any month falls on a holiday, we push the meeting back until the second Monday of that month. We have been meeting at the East Montclair Community Center for years but, starting Sept. 12, we are moving our monthly meetings to the new Rosemark building at Eighth Avenue and Jersey Street. Please take the time to come and sit in on one or more of our meetings. If you are interested in joining, please reach out to us either at a meeting or via our email at mayfairneighbors@gmail.com. We would love to add you to our board. We could use some of you that are tech savvy and able to help us advance our cause of getting the word out, however people are listening these days.

Our monthly meetings are a combination of planning for our upcoming events and reviewing neighborhood issues. We also spend time talking about any new or exciting businesses or restaurants that are within our neighborhood. You do not have to be tech savvy to join. We are looking for neighborhood historians, people with a passion to be neighborly, those of you who are not afraid to ask or answer difficult questions, and anyone who is driven to be community service-minded. Our board is a great mix of neighbors who truly want the best for the neighborhood and you.

I look forward to meeting you at one of our upcoming events. I am also hoping to connect with many of you for feedback for the new Denver Right transit taskforce I have been asked to join. I will be writing about Denver Right in our upcoming Mirror.

Thank you, Mayfair. Enjoy your summer before it is over. Go Broncos!!!

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Storm Water Fees continued from page 1

Parks are often used as water detention areas where, in big rains, the water can build up so it can more slowly seep down rather than rush down. Such is the case for Common Grounds Golf Course, Crestmoor Park and a new park at Boulevard One. You have experienced how District 5 endures floods almost every year, with cars floating down the street and neighbors with 3 feet of water in the basement. It's better to have flood water flood a park than our homes.

That is why the stormwater proposal involves creating an open channel through the City Park Golf Course, which will become an amenity, and to use part of the golf course as a detention area. Water engineers have studied the issues for years, and the golf course is judged to be the best location for these mitigation efforts.

Helps flooding issues in District 5

What is great for District 5 is that the stormwater project has significant dollars in it to help the flooding issues here. We have to build new pipes up here as we have no spaces for daylighting our underground streams because of the built environment. We'd have to move houses. And stormwater mitigation always has to start from the outfall (where it drains out), which in this case is the South Platte River – a long way from Mayfair and Montclair. Several years ago, the city dredged Ferrill Lake at City Park to help it hold more water and, it worked.

That means we can start replacing our storm pipes from Ferrill Lake up to District 5, instead of having to start from the river. I've had several meetings of my affected neighborhoods with the water engineers over the years, and the engineers told us that even being able to go from the lake to up here would take about 20 years given the cost. The rate increase is going to allow them to build pipes up to our district borders in the next five years. It puts about \$27 million into our upper basin issues. The fee increase amounts to about 12 cents a month for sanitary wastewater and about \$23 a year for five years (cumulative) on the stormwater bill for the average priced home. It also will allow the bill to be paid in installments if one chooses.

While we up here in the east will have to have pipes underground, with the increase in stormwater fees, at least there will be some serious funds to rebuild those pipes from Ferrill Lake to our borders, an important start to relieving our flooding problems.

Letter to the Editor

Storm drainage project: Not all rosy

While the good news is that our area will receive funds from the Interstate-70 storm drainage project, there are other aspects of the project that are troublesome to many residents. Some feel that the entire project is tied directly to the expansion of I-70 and the redevelopment of the National Western Complex.

Planners have determined that portions of I-70 will now flow below ground in some locations, thus creating a problem with water runoff. This water must go somewhere and that is why the new open channel storm drainage project was created. It also has necessitated a plan for where all this stormwater must end up. It has been determined that the Park Hill Golf Course, located at York and 26th, which is on the National Register of Historic Places, will be the new site for this retention pond. This new pond will cover one-third of the western portion of the course.

Required destruction

To build this retention pond it will be necessary to remove about 246 mature trees and tear out 25 to 35 acres of the existing course. The project will begin in 2017 and will include the demolition of the current clubhouse, which was built by the city in 2001. The course will be closed for at least two years.

Many of the trees are at least 100 years old and, obviously, we will not see their like in our lifetime. Wildlife that inhabits the course grounds will have to relocate as well. There is a current lawsuit against the city to stop this project and we will see how it all plays out in the courts.

~From Lynn Gregory, MNI Board Member

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Progress made on church/ neighbor relations

By Todd Parker, MNI Board Member

Tensions between the World Mission Society Church of God and nearby neighbors have cooled a bit this summer. It's far too early to declare a truce, but efforts by Denver appointed mediator Steve Charbonneau have paid off. Traffic and noise violations are down, church leadership has stepped up and a new experiment may provide additional help.

Traffic and parking problems have been the crux of bad relations between the church and neighbors. Fewer large events at the church over the summer helped reduce conflict. In addition, extensive ticketing by Denver Police and Right-of-Way has conditioned church members to know where and how they can unload and park. Neighbors should not expect permit parking to be instituted, however. Charbonneau noted that, "permit parking is difficult for the city (Denver) to enforce and raises new problems."

Noise also has been a huge complaint of neighbors. Late night talking and car doors slamming are being addressed in two ways. First, direct neighbors have been vigilant about scolding offending church members and contacting the mediator or Denver Police. Second, church leadership has posted large signs on all of its doors reminding church members to be quiet as they exit and to respect neighbors. Both of these efforts seem to be helping. The church also has cleaned up its parking lot and around its building and has been responsive to mediator communications.

What's next? Charbonneau is experimenting with a new program to reduce traffic and noise on neighbors directly across from the church. Preliminary results are good. Details on this experiment will be forthcoming in the winter issue of The Mirror.



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Mayfair Fourth of July Parade a hit

By Shawna Olsen,
MNI Board Member

Thanks to all of the Mayfair families that came out for our Fifth Annual Fourth of July Parade at Mayfair Park! About 75 neighborhood children decorated their bikes, enjoyed breakfast eats and celebrated while parading around the park. For the third year in a row, families enjoyed the appearance of a fire truck from Denver Fire Department No. 15. We held two different parade routes – one for ages 3 and under, who rode their wheels along a flag-lined route by the beautiful flower beds, and one for the older kids, who completed an entire lap around Mayfair Park.

Post parade

After the parade, we had a great time playing on the playground, eating watermelon, enjoying face-painting, balloon animals, meeting new neighbors and reconnecting with friends.

A special thank you to Cathie Wilson and Dawn Gillard (co-chairs), Denver Fire Department No. 15, and the following businesses that donated goods to make the event another great success: Copper Door Coffee Roasters, King Soopers, Einstein Bagels and Ed Moore Florist.

We look forward to doing it again next summer!



Neighborhood children take part in Mayfair's Fifth Annual Fourth of July Parade around Mayfair Park.



More than 35 neighbors participated in 2016 neighborhood garage sale

By Anne Delphia,
MNI Board Member

Mayfair Neighbors' Annual Garage Sale on Saturday, June 11, was a huge success, with more than 35 participants selling everything from baby clothes, furniture and yard tools to artwork. The day started around 6:30 a.m. with yard sale buyers descending on Mayfair from across the city. Many buyers drove from as far away as Arvada, Aurora, Lakewood and Westminster. The event also saw significant traffic from local communities, including Park Hill, Hill Top, Crestmoor, Congress Park and Montclair.

I spoke with most of Mayfair's garage sale participants after the sale and they said they were, overall, very pleased with the amount of people visiting their sales and that the traffic was pretty steady from start to finish, with spurts



A Mayfair neighbor prepares for Mayfair Neighbors' Annual Garage Sale on Saturday, June 11, 2016.

of bigger crowds early on. The 900 block of Hudson had at least four yard sales, which drew large crowds throughout the day. The feedback from sellers and buyers was that having more than one sale in a block made it easy and convenient for those who wanted to get in some serious shopping. Sellers took in between \$200 and \$800 that day.

Overall, the feedback was positive and most of the yard sellers were happy with the turnout. Neighbors were pleased with the amount of promotion the garage sale received on Nextdoor, 9news.com, Craigslist and signs posted throughout the neighborhood. Mayfair Neighbors also received ideas on how to improve next year's garage sale.

Thanks for everyone's participation and we look forward to Mayfair Neighbors' 2017 Annual Garage Sale.

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"Why I Koko..." From a Current Member

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When Daniel first walked into Koko, he was skeptical. He grew up with a very athletic lifestyle, playing hockey, basketball, and running track. But he never strength trained, not really. And he hated going to "the gym". He did not know what to do when he was there, and there was never anyone to help. Just a sea of machines and faces.

But a friend recommended he try Koko. It was right across the street, so he went. Five years and 3.5 million pounds later, he is still coming. Why? What changed?

Koko fits. "I don't have to think, I just need to show up and do the work. The staff is friendly and helpful, and will give give me feedback when I need it. I come in on my schedule, which can be crazy." "Most importantly," says Daniel, "I feel healthier and stronger, even after 12 hours on my feet at my restaurant." And he has the strength and stamina to do all of the things he enjoys, like hockey, cycling, and hiking. "Koko helps me feel better at work; it helps me have a better life."

Koko FitClub 6231 East 14th Ave.
Denver, CO 80220
303-872-8380

KokoDenver.com

Dog Daze 2016 a howling success

By Patricia Mulligan, MNI Board Member

Have you ever noticed the special sweet look on the faces of dog owners when they are surrounded by other dogs? There was plenty of petting and “good doggy!” going around at the annual Dog Daze celebration at Mayfair Park on Saturday, Aug. 6. The festival opened with a grand parade of owners and their dogs around the park, led by Scott and Courtney McRae’s fabulous Claudette, and accompanied by dynamic Beach Boys tunes.

Next, the owners had opportunities to show off their pets’ best qualities in contests for smallest dog, largest dog, best trick, best costume, and dog/owner look-alikes. Top winners were Klaas Visser (dogs Tommy and Sidney) for smallest dog; Emily Hunt (dog Huckleberry) for largest dog; Tessa Olsen (dog Oscar) for best trick; Jay Tafoya (dog Remi) for best costume; and Lisa Gilford (dog Roxie Hart) for dog/owner look-alikes. Dog Daze onlookers clapped with encouragement as the dogs strutted

Right: Enjoying the show.

Below: Tessa Olsen with Oscar, best trick winners.



Above: The fabulous Claudette.



their stuff in front of our completely impartial judges Scott and Courtney McRae, Sandy Berry and Becky Sloan.

Mayfair neighbor Gavin Ehringer of Waggin’ Tail Dog Training used his own beautiful dog Onda to emphasize the importance of having a trusting relationship with your dog and engaging in many interactive pursuits together. In the Dog Daze show ring, Gavin and Onda demonstrated obedience proficiency, Frisbee and agility skills. Thanks to Gavin!

A new feature of Dog Daze 2016 was a fundraising effort to support PetAid, a non-profit organization providing free or discounted vet care for pet owners who cannot pay full price. Mayfair neighbors at Dog Daze contributed over \$100 to PetAid this first year. PetAid appreciates our generosity!

Mayfair Neighbors, Inc. is grateful to event sponsor VCA Park Animal Hospital, located at Colfax and Glencoe. In addition to financial backing, hospital manager Sarah Glancy



Left: Gavin Ehringer with Onda



Right: Our judges - Courtney and Scott McRae, Sandy Berry and Becky Sloan

contributed the grand prize of a free pet exam and wellness blood tests (\$200-\$300 value) to the lucky winner of the drawing, Jay Tafoya and his dog Elvis. Neighbor Jackie Medford won a \$25 gift card and bag of healthy treats, which was donated by Julie Neva, owner of Chewy's Bonetique in Lowry. Mayfair businesses Copper Door Coffee Roasters and Ed

Moore Florists also contributed generously. Dog Daze depends on their big-heartedness, so please patronize these establishments.

This Mayfair tradition will return next August. We're hoping to see all of our Dog Daze friends again, including Chico the Chihuahua and his owner. It's not too early to start training your dog for 2017's best trick contest.

Mayfair MARKET UPDATE

Signs of Continued Growth in Colorado Real Estate During First Half of Year

MAYFAIR.....

Eudora to Monaco; 6th to Colfax

Single Family

January through July	2015	2016	% Change
Average Price	\$506,094	\$555,679	9.8%
Average Price per Square Foot	\$394	\$404	2.5%
Average Days on Market	41	23	-43.9%
Highest Price	\$1,144,450	\$1,100,000	-3.9%
Properties Sold	39	36	-7.7%
% Sold Price to Original List Price	99%	99%	0 %



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INTERNATIONAL REALTY

Quince Essential Coffee House celebrates one year in the neighborhood

By Pat Dworkin, a Mayfair Neighbor

In June, Michelle Jeannerett and Babette Grossman, the owners of Quince Essential Coffee House at Quince and Colfax, celebrated the one-year anniversary of their business.

Quince may be a block east of Mayfair/Hale, but its heart is with us. Once you step through the door of the retro house, you will feel at home and find excuses to return.

The ladies' vision from the beginning has been to create a neighborhood space for people to hang out, meet each other and enjoy their hobbies, such as music and art. On any given day, you may see people enjoying their knitting group, book club or business associates while drinking Kaladi coffee or house-made chai tea. Burritos and local baked goods are often provided by Watercourse and La Fillette bakeries. They can be enjoyed from 6 a.m. to 8 p.m.

Quince Essential is a family affair, with daughters Quinn and Aiden always on hand to help full-time employees Haley, Sam and Brian. With long hours they need to share the shifts.

Jeannerett is most excited about the music programs that are becoming popular at the coffee house. The first Saturday of the month brings talented locals to entertain at the mic with music, poetry or other amusements. The third Saturday evening is for the younger set (under 18) to perform for their audience, and the second and fourth Saturdays are acoustic jam sessions from 1-4 p.m. The schedule can always be found on Facebook or Quince Essential's website. Jeannerett and Grossman want to use the coffee house to build relationships in the neighborhood and to honor the whole person, so a yoga class in the backyard fits perfectly.

This is definitely a "house" to spend some time. Of course Wi-Fi is always available if you must be on your laptop while imbibing.

I have enjoyed a few visits, even sitting on the porch after walking my dog there. I know if you visit Quince Essential one time, it will become one of your neighborhood favorites.



Quince Essential is in a quaint house at 1447 Quince St.

Quince Owner Michelle Jeannerett and her daughter Aidan.

Delicious wares at Quince Essential.



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www.quinceessentialcoffee.com

BluNozer Café welcome addition to Mayfair

By Klaas Visser, a Mayfair Neighbor

On Ivy Street, just around the corner from Colfax in an unassuming storefront, is BluNozer Café - a true Mayfair gem. Opened a little over a year ago in an old woodworking shop, this family-run cafe is a welcome addition to the neighborhood.

The positive energy hits you the moment you walk in the door. From the warm welcome of the staff to the eclectic decor of maritime nicknacks, you'll feel like you're in your nana's kitchen. The space is cozy, with a mix of small booths, larger tables and comfy chairs. For the overflow, there are tables outside with umbrellas.

Now to the best part: the coffee and food. The coffee beans come from a roaster in Montana and the result is delicious. You can go with regular drip coffee, French press or choose from a custom mix of lattes, cappuccinos, espresso or iced coffee. Even though customers order at the counter, free refills are brought tableside - a nice touch. Chai is also available, and beverages can be made with regular, soy or almond milk.

As for the food and baked goods, you will not be disappointed. There are many delicious choices, all made in-house, and you can taste the difference from the store-bought goods of BluNozer's competitors. On our visit, two quiches, five pies and many more muffins, cookies and scones were on the menu - a friend told us the chocolate cake is not-to-be-missed.

After friendly greetings were exchanged, we ordered the Southwest quiche with a side of green chili and a Scottish oat cake with our coffee. Both were delicious, and I'd like to go back for a bowl of the green chili on a cold day. I wanted to take a picture of the quiche, but my wife and I polished it off so quickly (we couldn't control ourselves!). Needless to say it was delicious.

I have heard that the breakfast burritos are a must. I'll have to pick one up on the way to work to give an accurate review. Sandwiches are made to order and also look fantastic. We've also heard great things about the BLT from friends. For the gluten-intolerant crowd, try the gluten-free Impossible Pie, a coconut custard pie that even I would eat, or a sandwich on gluten-free bread.

The crowd is an eclectic mix of all ages, from grannies having coffee and cakes and then arguing over who took the extra bite of the scone, to moms with babies just getting out of the house and singles and couples out for breakfast or lunch. What really struck me was the warmth and genuine care that Dorothy and her staff exude. You can't help feeling happy and satisfied.



BluNozer Café is nestled behind Colfax businesses on Ivy Street.

Wondering about the café's name? Find out for yourself when you visit - hint: the family's roots are in Nova Scotia.

To the staff of the BluNozer: thanks for coming to Mayfair, and keep a burrito warm for me.

1475 Ivy St. • 720-269-4539 • BluNozercafe.com
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Ninth and Colorado development goes vertical

By Jean Bolling, MNI Board Member, and Continuum Partners

Construction activity continues at the intersection of Ninth Avenue and Colorado Boulevard. For more than a year, Mayfair residents have chosen other routes to leave the neighborhood to avoid the construction traffic at that intersection. Now that the buildings have been demolished and the rubble hauled away, Continuum Partners, the developer of the 9th and Colorado project, has broken ground on some new residences.

According to Continuum Partners, demolition and abatement work on the site has been substantially completed and construction is underway on the first building, Block 7, located at the northeast corner of Ninth Avenue and Colorado Boulevard.



Rendering of Block 7 South Residential building at Ninth Avenue and Albion Street.

Vertical construction is a major milestone for the Ninth and Colorado project, and Continuum Partners is now focused on fulfilling the vision to create a dynamic neighborhood, bringing new buildings up instead of tearing old ones down.

Block 7 is a 275-unit residential building with more than 40,000 square feet of ground-floor retail. It is expected to be completed in 2018. Utility and road infrastructure construction for the larger Ninth and Colorado project has also commenced.

Construction has also begun on Ash Street Apartments, a 112-unit affordable housing project by Ash Street Affordable Housing, a joint venture between Koelbel & Co. and Mile High Development. Ash Street Apartments is located between Hale Parkway and 11th Avenue along Ash Street.

Demolition commenced in spring 2015 and involved tearing down nearly 2 million square feet of buildings, including the implosion of the Biomedical Research Building in August 2015. Some of the original structures remain, including one that will be renovated into a 1,000-space parking structure at 11th Avenue and Colorado Boulevard.

The folks at Continuum Partners have been very quick to respond to the neighborhood's requests for updates regarding the development plan at the former University Hospital location. As things continue to progress, it's been great to know we can get a response from them, given our vested interest in our neighborhood and the surrounding area.

For more information regarding the Ninth and Colorado redevelopment, visit www.9thandcolorado.com.

A black and white advertisement for KinlinWorks Lawn & Landscape. The ad features a list of services including weekly lawn mowing, seasonal cleanups, power raking, bark mulch, lawn aeration, gutter cleaning, fertilization, and snow removal. It also includes the text 'Serving Mayfair since 1994!', the phone number '303.321.LAWN (5296)', and the website 'www.kinlinworks.com'. The ad is framed with a decorative border of grass at the top and bottom.

Colfax Mayfair BID promotes new businesses, public improvements

By Hilarie Portell, Executive Director,
Colfax Mayfair BID

The Colfax Mayfair Business Improvement District works to create a better place for people and business through economic development, public improvements, safety and advocacy. Here's what we're up to:

Economic development

If you need help with your computer or home office, just call Computer Doc for a house call! This new business is located at Colfax and Elm. It has robots and drones too, in case you need a new toy. www.compdocdenver.com, 303-333-1864.

Try out a musical twist on fitness at Rhythm Revolutions, also at Colfax and Elm. www.rtribe.com.

The Mozart Lounge is back! Interior improvements are underway at this local dive bar at 1417 Krameria St.

Watch for opening information on our Facebook page.

Public improvements

Last year, we completed a streetscape plan to make the area more attractive to both businesses and consumers, and make it safer and easier to get around. We're working with three other Colfax BIDs and the Public Works Department to get all of our streetscape plans to construction document stage in 2017. That makes the projects "shovel ready" for general bond funding, to be voted on by citizens next November. We'll need much community advocacy to get these projects approved. Councilmembers Susman and Herndon are fully behind this. More to come!

Hope you've tried out the new bicycle lane on Krameria Street between Colfax and 14th. This is part of a major north/south bike route. Watch for new bike racks near the Krameria Café.

We've also secured \$20,000 from the Office of Economic Development for a new bike corral on the south side Colfax and Fairfax Street, for installation next spring.



Krameria Street got a new bike lane as part of the Colfax Mayfair Business Improvement District.

Safety

We are a business district but we don't support businesses that break the law or pose a safety risk to people around them. To that end, we're making the status quo more difficult for nuisance properties. Neighborhood support is critical to this effort. Please report illegal activity and safety concerns to the police; you can do so anonymously. District 2 Dispatch 720-913-1000. Many thanks to District 2 police, who now also patrol the area on bicycles.

Stay in the loop

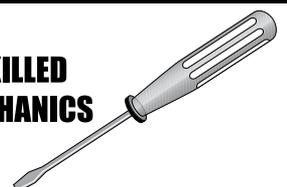
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Investing in an election year

By Sara Visser, MNI Board Member

On news channels and social media, the chatter is all about who is going to be the next president of the United States, but what happens to the stock market during an election year?



I sat down with Mark Stromberg, a portfolio manager and Mayfair resident, to discuss what might be in store for investors as we enter the remaining months before the November election.

Stromberg What impact does the presidential election have on the U.S. stock market?

As the 58th quadrennial election quickly approaches, there is historical data that gives us a glimpse into how the market has performed in reaction to presidential election outcomes.

For example, in the seven months leading up to the election, the S&P 500 (a popular index that represents the broad U.S. stock market) has posted gains in 14 of the 16 occurrences since 1950. The two exceptions were 2000 (the infamous Hanging Chad election) and 2008 (Financial Crisis).

For the first five months post-election, the markets perform better when the incumbent party wins. The Stock Trader's Almanac noted that in the 28 presidential elections since 1901, when the incumbent party wins, the Dow Jones Industrial Average (another popular market index) has gained an average of 1.5 percent (in 17 cases) in this five-month period. In the 11 cases, when the sitting political party was ousted, the index lost an average of 4.6 percent in this five-month period.

How has the U.S. stock market performed in prior presidential election cycles?

Interestingly enough, there tends to be a market bottom (or low point) within two years of the election, no matter who wins – incumbent or challenger. The Stock Trader's Almanac segments the presidential election cycle into four annual periods. According to the Almanac, the year leading into the election is by far the best performer. The next best period is the election year with the post-election year being the worst.

What changes, if any, should I make to my investment portfolio as the November election approaches?

The short answer is that there is probably not any great advantage to repositioning your portfolio now.

Economic and fiscal policies are most likely to influence the stock market's prospects, more so than the politics of the day. For long-term investors, ignoring the short-term noise created by the elections and staying true to your long-term investment strategy and philosophy should provide the most satisfying outcomes, especially in this uncertain time.

What happens if Donald Trump wins the White House?

Assuming Hillary becomes the presumptive presidential winner, a Trump upset could cause turmoil in the markets come Nov. 9. The markets generally do not like, nor react well to, surprises so volatility (with potential losses) could be the result of the underdog taking the presidency.

Mark Stromberg is an independent wealth adviser with WealthSource Partners, LLC. He and his wife, Barb, have been Mayfair residents since 2005. Their black lab Max joined them in 2013.

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Local builder works alone on Mayfair home

By Mary Scott,
a Mayfair Neighbor

Many of us in Mayfair have seen our neighborhood evolve over the past decade as several of the original homes have been replaced with new, often larger, builds. For my block, there has been a constant hum of activity as large crews have come to build the custom homes.

There was one, I noticed, that was different, at 900 Krameria St. Instead of swarms of workers coming every day, there was often just one van, and one man, working on it. That person is Grant Manka, a builder from Minnesota, who recently moved here with his wife, Laurie, a physician at National Jewish.

Rather than work with a team, Manka is a sole proprietor. He describes himself as a builder, carpenter, designer and general contractor. "I really enjoy doing as much as I can myself," he said, having been a builder when he lived in the Midwest.

The result is a 5-bedroom 4 ½-bathroom, 2,300-square-foot home that has taken Manka almost a year-and-a-half to complete, double the time of most home builds. The house is on track for LEED Gold certification, meaning it's more environmentally friendly, particularly with regards to energy and water efficiencies.

"The insulation is of higher quality than what is normally found," said Manka. "In addition to that, the windows, lighting, appliances, furnace and air conditioner are all more energy efficient." This focus on energy efficiency is required for any building to be LEED-approved. "Combined all together, the house should use less than half of the energy of a comparably sized home built to today's energy code," he said.

Manka describes the style as modern with a flat roof and deep overhangs that have a horizontal linear look, similar to some other mid-century homes found in Mayfair and the surrounding neighborhoods. "There is an eclectic mixture of home styles and sizes in Mayfair that make the neighborhood particularly interesting and unique," he said.

Manka, who lives with his wife in neighboring Park



Builder Grant Manka has spent more than a year building a custom home at 900 Krameria St.

Hill, has his next project lined up, a property on the 900 block of Monaco. "This home on Krameria will lead into the next one," he said. Manka appreciates Denver's weather. "In Minnesota you had to put everything on hold during the cold winters. But here, in Denver, you can pretty much work year-round," he said. For more information visit www.mankadesignbuild.com.

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Palmer ready for year of personalized learning, innovation

By Paula Bieneman, Principal, Palmer Elementary School

Welcome to the 2016-17 school year at Palmer Elementary! On Aug. 22, parents, students and staff will gather together for our first community meeting of the year. It will be a remarkable way to start the year, a family reunion of sorts. Seeing several hundred smiling faces coming together to celebrate the start of the school year is both inspiring and powerful.

For the past two years, our school community has been busy imagining and reimagining learning at Palmer. Our tag line, “Be Illuminated...be Palmer!” guides our work. At Palmer, we believe that every child deserves an education that empowers them to “create” knowledge, to innovate, to discover and to design...to be illuminated. For students to create knowledge, we realize that learning cannot be a one-size-fits-all endeavor. To ensure that every student succeeds and is able to learn at his or her pace, Palmer offers an innovative personalized-learning model that includes project-based learning, a flexible-grouping curriculum and 1:1 technology for every student in kindergarten through fifth-grade.

To shed some light on our vision of personalized

learning, I would like to share a glimpse into what a third-grade student’s day could look like at Palmer. The amazing thing about personalized learning is that on any given day, each of our students’ days can, and will, look different based on their learning profiles, their needs and their interests.

A day in the life – Avery, age 9

9 a.m. Avery joins her class for the schoolwide morning meeting where students, staff and community members celebrate successes, see what other students are learning and hear the daily Project Wisdom message. Before leaving, “Let’s Get It Started in Here” starts playing and the whole school dances together, getting excited for another day at Palmer. After the morning meeting, Avery and her class return to their classroom for breakfast. Today they practice welcoming each other by saying “Bienvenidos” and talk about their plans for the day during peace circle.

9:15 a.m. Avery reviews her weekly literacy goal and moves into her reading group with her teacher. When she’s done with guided reading, Avery enjoys self-selecting her Daily 5 options: read to self, read to someone, work with words, listen to reading or work with writing. Because the team has worked to present the right learning to the right students, Avery moves at her own pace, reading significantly above her third-grade designation.

10 a.m. Avery’s literacy teacher joins her for a conference and invites Avery and 12 others students to join her for an inquiry-based reading and discussion of a complex text the children have chosen. Avery and her peer group of multi-aged students each have an opportunity to share in a text-rich dialogue. As they discuss the text, the children’s literacy coach provides individualized support to promote her use of text-to-world connections. Two other students are working on that goal as well so they encourage each other and share ideas.

10:45 a.m. Once her literacy time has ended, Avery moves to her mathematics classroom where she meets 14 other 8- to 11-year-olds who are working on algebraic equations. This is a concept that Avery struggles with so her math teacher works with the group to review their previous learning, highlighting the growth Avery has made and providing extra support for concepts that are difficult. The teacher models problems on the board as students solve them on their whiteboards. When she is ready to check her understanding, Avery logs into Study



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Island to practice an algebra standard. The previous night, Avery watched a mini-lesson on variables that her teacher posted to YouTube and she begins practicing the skill. She is only able to answer four out of 10 questions correctly, so she navigates to Khan Academy and watches a video about variables. The teacher provides support as needed while Avery follows along and takes notes in her math journal. After watching the video, she returns to Study Island, completes an assessment with nine out of 10 questions answered correctly.

12 p.m. Now it is time for recess and lunch. Avery heads outside for some much-needed activity. Her recess coach is working with a group of third- and fourth-graders to learn a new variation of Four-Square. She begins playing four-square with one of her friends. As she is playing, she notices that a new student is sitting on a bench looking lonely. She remembers that one of the playground guidelines is “Everybody Plays.” She runs over to the bench and invites the new boy to play four-square with her. He happily accepts and they head back over to the four-square court. Together the students share what they are working on. When the whistle blows, she heads into the cafeteria for lunch. After a healthy lunch that includes vegetables from the school garden and seasonal fruits, she heads back to her class for her one-on-one weekly goal-setting session.



1 p.m. Avery has been waiting all day to get to her science class where she and 27 peers are working to answer a question – one that has relevance for them – that is greater than the immediate task at hand. They are conducting surveys, doing research, building models and taking field trips with the goal of determining the best kind of bridge to build across the Royal Gorge. Avery and her team have been working on this project for six weeks. Like adults trying to solve a problem, they are working in-depth, using their learning in math, reading, social studies and science while utilizing technology to collaborate.

2 p.m. Today Avery is in art, one of her selections for enrichment this trimester. She and a group of 24 other designers are working on three-dimensional art pieces that they will show in the Palmer Gallery. Several students are working on wire-based designs; others are creating multi-colored drawings while Avery and two friends create sculptures. The art teacher moves throughout the room, providing feedback and photographing pieces for the students’ electronic portfolios.

3 p.m. Avery returns to her literacy classroom and logs into Google Classroom to check out her Playlist. She is interested in creating a podcast for her upcoming book

continued on page 18

Palmer Schedule: September

- 5: No school, Labor Day
- 6: First PTA meeting, 6 p.m., Palmer library
- 15: Restaurant night at 4G's Mexican Restaurant
- 23: RIF Book Distribution, during school day
- 23: Palmer Community Meetup at Mayfair Park, 6-10 p.m.

October

- 3: Restaurant Night at Kitchen Next Door in Glendale, 5-9 p.m.
- 11: PTA meeting, 6 p.m., followed by special guest speaker at 6:30 p.m.
- 14: Picture day
- 21: Halloween carnival, 6-8 p.m.
- 27-28: No school for students
- 31: Halloween costume parade, during school day

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Palmer continued from page 17

talk and sends a note to her teacher to select that project. Just as she finishes, her writing teacher comes and takes a small group of students for guided instruction. In writing, Avery is working on a third-grade standard about using dialogue within a narrative. The teacher has the students practice dialogue by filling in blank comic book dialogue bubbles online. After watching her teacher model one and verbally rehearsing with a partner, Avery heads back to the learning lab to try one on her own. She boots up her Chromebook and begins creating her own comic strip with dialogue on MakeBeliefsComix.com. After creating her scene in comic strip form, Avery adds it to a story she has already started working on in Google Docs. Her document is shared with her teacher and her writing teacher has already made notes on different sections for Avery to revise when she is done adding dialogue.

3:35 p.m. Before she can finish, her teacher announces that it is time to clean up and close with a quick class meeting to review their day and offer a few shout outs to each other.

3:45 p.m. Avery meets a group of her friends out on the playground. As they do each day, they play as their parents socialize. Each student shares the highlights of their day excitedly, comparing notes about what they will do tomorrow.

DLS Night Market: Oct. 10



DENVER LANGUAGE SCHOOL

The Denver Language School PTA is hosting a Night Market on Saturday, Oct. 10, 4-8 p.m., at George Washington High School, 655 Monaco St. Please save the date as this will be an event for the entire family to attend.

We envision a street market with vendors selling items from around the world, but emphasizing the Hispanic and Asian cultures. There will be carnival-style games and booths for entertainment and six to 10 food trucks for refreshments.

The PTA is looking for suggestions for vendors, performances and food trucks. Please share your ideas through email at president@dlspta.org.



Paddington Station Preschool

Paddington Station Preschool, 1301 Quebec St., is still accepting applications for openings in its 2016-2017 Pre-K (4-year-olds) and kindergarten programs. For more information, please visit www.paddingtonstation.org/admission/tours/.



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INC addresses potential ballot issues that would legalize marijuana social clubs in Denver

By Patricia Mulligan,
MNI Board Member



Inter-Neighborhood Cooperation
Neighborhoods work better when they work together

The hottest topic at the July meeting of the Inter-Neighborhood Cooperation (INC) coalition was about the establishment of private marijuana social clubs.

INC, which is a coalition of representatives from all of Denver's neighborhoods, advocates for Denver's citizens by informing and empowering Denver neighborhood organizations to address city issues.

Two ballot issues

There are two proposed ballot issues for the upcoming November ballot that would allow the establishment of private marijuana social clubs. One measure is titled "The Responsible Use Denver Initiative," and the second is "Neighborhood Approved Cannabis Consumption Pilot Program Initiative."

The measures would allow people to legally consume marijuana at properly licensed places of business. No marijuana may be sold or provided on the premises and only people 21 and older are allowed to consume

marijuana in these establishments.

Not on ballot yet

It's important to remember that neither of these measures has been authorized (as of now) to be put on November's ballot. However, INC decided to take a stand now in case one of these initiatives is passed by Denver voters. INC members voted unanimously to advocate for responsible regulation of these clubs by stating that neighborhood organizations shall be the final determiner of whether to approve social marijuana clubs in their neighborhood.

They added that there needs to be a public posting, timely notification and public hearings of any applications for private marijuana social clubs. INC recommends that the city develop ordinances regarding adequate ventilation to prevent marijuana aromas from escaping the club's premises.

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The Real Estate Market

By David Bromberg, a Mayfair Neighbor

Investing in Mayfair

I was recently asked about the prospects of investing in the neighborhood. With our low inventory and record values, it is more difficult to make the numbers work. Also, there are not as many distressed properties now as there were five years ago.

One of my favorite developers working in Mayfair and the surrounding neighborhoods has shifted from fix and flips to scrape and build new. A rule of thumb for developers is to spend about one-third of the value of a future home to acquire the lot. Based on the current cost to acquire a lot in the area, new single family homes are typically priced over \$1 million. Savvy developers bought homes a few years ago when the market was depressed, rented them and are now capitalizing on the favorable market conditions. As was the case 10 years ago, new construction is moving into the neighborhood from the south and east.

Buy and hold investors, those that plan to rent the home, can still find homes where the numbers make sense but it tends to be in lower-priced properties. There are two elements to consider: monthly cash flow and

long-term appreciation. Rentals can be a great place to park cash and leverage (borrow) since banks are paying nothing and mortgage rates are low (investors do pay a premium over owner-occupant borrowers). Being a landlord is not a passive activity, but you can hire a property manager to take care of the day-to-day work.

Our strong market makes real estate a great investment. The double-digit growth rate of values is creating an affordability issue. A lower growth rate will create a more balanced market, which is a good thing. I do not see a real estate bubble in the future unless there is a major blow to our local economy.

9th & Colorado update

Broadstone on 9th, the 324-apartment project by Alliance Residential on the southeast third of the University site (bounded by Bellaire and Clermont streets and Eighth and Ninth avenues) is complete and more than 80 percent leased.

Call to action

The one piece of advice I'd give at this time is that everyone should consider refinancing their home. Interest rates are super low. Contact your lending professional to evaluate your situation to see if you can save some cash (if you want some references, contact me).

David Bromberg is a licensed REALTOR®



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Japanese beetle problems for gardens

By Lynn Gregory, MNI Board Member

You may have noticed some ‘pretty’ bugs on your roses and grape leaves recently. We are experiencing an infestation of Japanese beetles. These harmful insects can cause extreme damage to your plants.



According to Colorado State University Extension, adult Japanese beetles eat the flower blossoms and leaves of many commonly grown plants. The best way to control them is by handpicking the adults off the plant or using insecticide sprays or insect parasitic nematodes. Traps are available, but according to CSU Extension, they can be more problem than they are worth, especially in areas that have a lot of Japanese beetles. They have been known to attract more beetles to an area than are being captured, which means more plants being damaged.

Japanese beetle larvae are a white grub that feeds on the roots of grasses, like turf grass, which damages the plant’s ability to take up water.

Plant-based insecticides can help control Japanese beetles on flowering plants that are being visited by

pollinators, according to CSU Extension. Neem-based products, like BioNeem, that contain azadirachtin can deter beetles for three to four days. (Note: Neem oil products that have no azadirachtin are ineffective for Japanese beetle control. Such products are sold as ‘neem oil’ and contain the active ingredient “clarified hydrophobic extracts of neem” but do not list the ingredient azadirachtin on the label.)

Insecticides that contain pyrethrins and some oil (usually canola oil) also can control Japanese beetles on plants for a couple of days. Other plant-based insecticides – garlic, citrus extracts/limonene, hot pepper wax – are ineffective against the Japanese beetle and are not recommended.

It may be helpful to contact a reputable arborist or plant care company to find out what they recommend for your plants. Good luck!

For more detailed information about the Japanese beetle, visit the CSU Extension website at extension.colostate.edu.

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Meet the new District 2 community resource officer

By Elaine Zupancic, MNI Board Member

Sharon Avendano has been a Denver police officer for 19 years, serving as a patrol officer, a high school resource officer and a detective for more than seven years. You may have seen her on television during the two years she was assigned to the Public Information Office.

A Denver native, Avendano attended Denver Public Schools and the Denver Public Safety Cadet Program. She knew she wanted to pursue a service career. She considered teaching and nursing and finally settled on law enforcement because she wanted to make a difference, not only in her daughter's life but in the lives of children in general. To that end, she really enjoys making safety presentations to kids.

Avendano is married to a Denver Police Department detective and together they have four children ranging in age from 6 to 26.

She sees this assignment as a collaborative partnership with the citizens of District 2 and is looking forward to working with us. She can be reached at sharon.avendano@denvergov.org.



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