



THE MIRROR

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VOICE OF MAYFAIR NEIGHBORS, INC.

WINTER 2016

WWW.FACEBOOK.COM/MAYFAIRNEIGHBORSINC

Letter from the President

By Merritt Pullam
President, Mayfair Neighbors, Inc.



Pullam

With 2016 rapidly coming to a close, we take a bit of time to review and to contemplate the year we've had.

Thank you to the board for all their efforts in 2016. They are an amazing team of people that come together and support one another to continue to make our neighborhood better.

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SAVE THE DATE

Mayfair Social

Join your neighbors for Mayfair Social Night at the Abbey Tavern, Thursday, Dec. 8 from 5-8 p.m.

WWW.MAYFAIRDENVER.ORG

Eat, drink and buy local

By Sarah Bates and Sara Visser, MNI Board Members

As the holidays rapidly approach and you're checking that "naughty or nice" list before you head out to shop, before you head out to shop, keep in mind the great shops and restaurants right here in our Mayfair community or nearby. Local businesses help make our neighborhood special, and many of them already support Mayfair by contributing to fundraisers and events and sponsoring school sports teams and other programs.

There are so many great merchants here. We checked out several and, with the help of Hilarie Portel, executive director of the Colfax Mayfair BID, pulled together this list of shop local ideas for your holiday gifting goodies.

Looking for decorations for your home or a one-stop shop for gifts for the whole family? **City Floral**, 1440 Kearney St., has all your needs covered: household plants (maybe a flowering Christmas cactus?), Christmas trees, wreaths, lights, candles, gifts for pets, hats, scarves, jewelry, children's learning tools/toys and much more. There are also plenty of Colorado local gift options, like pickles, honey and other swag.



Ed Moore Florist, 6101 E. Colfax Ave., between Kearney and Krameria, has balloon bouquets, cards, small gifts, plants, floral arrangements and gift baskets.

For the gear heads on your list, wheel on over to the family friendly **C3 Bike Shop**, 5218 E. Colfax Ave., between Glencoe and Forest. C3's knowledgeable staff can help select cycles and accessories for biking enthusiasts of all ages. They've also got three mechanics on staff – maybe it's time to surprise someone with a tune-up on their favorite ride.

Two hardware stores on Colfax offer more than just hammers and nails. **True Value Hardware**, 6420 E. Colfax Ave., between Locust and Monaco; and **Ace on the Fax**, 7100 E. Colfax Ave., between Pontiac and Poplar, both offer a wide variety of home and garden tools and accessories. Ace, in particular, has some fun items to check out: colorful European dish cloths, skin softening creams for everyone, birdhouses, Granny's spot remover ("it really works!" says Sara), Colorado-made candies and treats, porch and yard decorations for all holidays and seasons, and loads of other items suitable for gifting and stocking stuffing.

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local advertisers inside!
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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

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If you need help designing an ad for The Mirror, please contact Chere Martin:
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From the President continued from page 1

The events we had were fantastic and had a great turnout – the Shred-a-Thon, Dog Daze, the Neighborhood Garage Sale, our annual Concert in the Park, and our well-attended annual General Meeting. Along with these events that brought our community together, the Mirror has had a tremendous contribution to our growth as a neighborhood by informing us about events that are impacting us.

Connect on social media

Our Facebook page has also helped to fulfill our goal to inform and to educate everyone in the neighborhood. Thank you to all of the neighbors who attended the events and to the board for their contributions to the community. In the coming year, we look forward to additional likes on our Facebook page – Mayfair Neighbors Inc. – and to welcoming even more of our neighbors to our activities.

Supportive neighbors

This year, I lost both of my parents within months of each other and it has caused me to look at things in my life differently and to truly value my relationships. Without the help of my wife and young kids, I don't know if I could have come through this time of my life as well as I have. I have done so much reflection on myself, my family, my business and my neighbors and friends, not to mention the 2016 elections, which will be over by the time you are reading this letter. All of this has brought to light what it means to be a good neighbor.

At the end of my parents' lives, their neighbors came together to care for my parents, to cook for the family and to support their small community. I was overwhelmed with gratitude and it made me truly want to be an even better neighbor to those around me. Though we live in a much bigger area than the small town in Arkansas where my parents were, we have the ability to have this same kind of community if we slow down and think about others.

Take a moment to simply wave and say hello, or to help with a neighbor's garbage cans, or to shovel someone's walk. Get involved with the neighborhood board or welcome a new neighbor on Nextdoor.com. This New Year, may we continue to share the genuine fellowship that adds joy and warmth to our everyday lives.

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If you've got a health and fitness junkie on your list, gift cards or package deals from these local businesses might help them find strength and inner peace: **Power of Om**, 4926 E. Colfax Ave., at Elm; **Pilates Bodies**, 6110 E. Colfax Ave., in the strip mall; **Dance the Soul** at 950 Jersey St.; **Bikram Yoga Mile High**, 5019 E. Colfax Ave., between Elm and Fairfax; **Rhythm Revolution**, 4970 E. Colfax Ave., between Elm and Fairfax. Pick up certificates for kids' lessons at **Cheyenne Fencing**, 5818 E. Colfax Ave., between Ivy and Jersey. Most of these health-centric studios offer several types of small group or private classes; for example Pilates Bodies offers, mat and reformer classes, breast cancer rehabilitation and pre-natal and post-natal programs.

For a truly unique gift idea, Hilarie says, "have the family's heirloom clock repaired at **All Time Clock Repair**, one of the city's only specialists in timepiece repair," 6405 E. Colfax Ave., between Locust and Monaco. Or have a favorite piece of furniture reupholstered at **Denver Upholstery Design**, 5524 E. Colfax Ave., between Hudson and Holly.

Keep in mind that there are many who live in Mayfair who sell crafts and gifts, from photography to essential oils, sculpture to homemade food goodies. If you're curious about who's selling what in our 'hood, post a request for information on nextdoor.com or facebook.com/MayfairNeighborsInc.

For a break from shopping or for a festive holiday gathering with family and friends, consider Mayfair's great bars and restaurants – see the list later in this story for ideas. One we found particularly charming is **Nanna's Gourmet Market and Tea Emporium**, 1407 Krameria St., offering tea parties, luncheons and cooking classes, as well as tea blends and accessories. Stop by for a bite and all your tea party needs.

Hosting a holiday party at work or home and need adult beverages? We are lucky to have three fine local wine and liquor stores to choose from – **Mayfair Liquors**, Mayfair Plaza Shopping Center, 1385 Krameria St.; **Fairfax Wine and Spirits**, 5100 E. Colfax Ave., inside **Marczyk**; and **Sparks Liquor**, 6245 E. 14th Ave. Staff at each will gladly

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- You invest in entrepreneurship.
- You make this community a destination.

help you find the perfect libation for your party and gifts for your loved ones. Sparks Liquor will do special orders and offer a discount if you bring in this article.

As we round out our list of local goodies for gifting, we thank Hilarie for more fun ideas:

- Drones and robots from **Computer Doc**, 4956 E. Colfax Ave., between Elm and Fairfax.
- Specialty food items like olive oils, cheeses, chocolates and party plates from **Marczyk Fine Foods**, 5100 E. Colfax Ave., between Fairfax and Forest.

• Contemporary home décor at **Mod Livin' Modern Furniture**,

5327 E. Colfax Ave., between Glencoe and Grape.

- Local art from **Park Hill Hub**, 1502 Ivanhoe St., and Art Gym Denver, 1460 Leyden St.
- Music lessons from **Children's Music Academy**, 3426 E. 12th Ave.
- Box of festive donuts for a family gathering from **City Donuts**, 4918 E. Colfax Ave., at Elm.

A few more gift cards/special package ideas:

Surprise someone with a gift of a dozen ice cream bars or a gift card for a milkshake a month from **Nuggs Ice Cream**, 5135 E. Colfax Ave., between Fairfax and Filbert.

The always popular manicure/pedicure gift from the new **Hey Babe Nail Salon**, 4954 E. Colfax Ave., between Elm and Forest.

"Eating 'Round the World" with gift cards from **Phoenician Kabob**, 5709 E. Colfax Ave., at Ivy; **Axum Ethiopian**, 5501 E. Colfax Ave., between Hudson and Holly; **Los Parceros Columbian**, 5922 E. Colfax Ave., between Jersey and Jasmine; **Solera**, 5410 E. Colfax Ave., between Grape and Hudson; **GB Fish & Chips**, 5325 E. Colfax Ave., between Glencoe and Grape; and **The Abbey Tavern**, 5151 E. Colfax Ave., between Fairfax and Filbert.

Brewery Tour gift cards for nearby breweries: **Cerebral Brewing**, 1477 Monroe St.; **Fiction Beer Company**, 7101 E. Colfax Ave., between Pontiac and Poplar; **Lost Highway**, 520 E. Colfax Ave., between Pennsylvania and Pearl; and **Alpine Dog**, 1505 N. Ogden St. You might offer to be the designated driver, too!

For additional shops in our community please visit colfaxmayfairbid.com.

Keep your pets' paws safe this winter

By Anne Delphia, MNI Secretary

Have you ever walked your dogs right after a snowstorm and had them suddenly scream in pain after walking on rock salt or ice melt? That has happened to me on several occasions. This year I decided to find out if there is a better solution to those burning ice crystals that cause such pain in my dogs.

There are several solutions to avoiding the 'paw crisis.' First, I found out that the type of ice melt (salt) used near commercial properties, such as townhome communities, strip centers, apartment complexes and business complexes, is the most likely culprit in causing your pet pain. Commercial properties or contractors tend to use a solution called calcium magnesium acetate, better known as Snow Joe Melt, Melt Quad Melt or Bare Ground Melt. These products are not pet friendly. They are used to provide traction and prevent slippage. If you want to avoid hearing that piercing scream from your animal after a snowstorm, avoid commercial properties until you notice the salt on the sidewalk is gone.

For homeowners who want a deicer that prevents slippage and is also pet friendly, there are many solutions. Most ice melts found at the hardware or grocery store are 'pet-friendly' to some degree. If they say 'pet-friendly,' it usually means the ice melt won't bother your pet's paws; however, some products, if ingested, can be lethal to your animals. It is important to know the ingredients and types of products to keep your pets safe. You can use the chart listed for a reference.

Pet friendly ice melts include North Woods, Ice Melter, True Value FASTMelt, Eco Melt, North American Salt and Splash Ice Melt.

Ice melts that are inexpensive like 6300, Road Runner and North Woods Ice Melter can be lethal

to pets and can cause damage to asphalt, brick, stone, metal, glass and wood decks over time.

The most pet friendly and garden friendly ice melts that I found include Urea Micro Granual, Safe Paw and Rid Ice. They are not very effective as deicers but will give some traction.

If you prefer to make your own ice melt, you can mix one part Epsom salt with one part sugar in a container; mix well. This is very friendly to animals and plants. The combination is not an effective deicer but it does give some traction. Be warned, it is messy. The sugar and salt tracks into your house and can be sticky. Kitty Litter is another very inexpensive option but is messy and is not a great deicer. It does help prevent slippage.

If you know a snowstorm is coming, apply a light coating of deicer on your sidewalks before it hits. This will help melt the snow quicker and lessen the buildup.

Always wear gloves when applying ice melt because it can damage the skin. When the storm is over, use hot water to clean ice melt off your wood decks to prevent damage.

Now that we are better informed, let's enjoy walking our dogs while keeping them happy and safe. No more screeching!

| Effective Temperature | Type/Asphalt/Concrete Damage/Average Price per 50 lb | Best For | Benefits | Precautions | Brands |
|-----------------------------|--|---|---|---|--|
| 1. -25 F | Calcium Chloride Minimal to moderate \$10 - \$19 | Those in a time crunch | More effective than sodium chloride - Fast Acting | Can damage grass and plants when overapplied | ULINE, Traction Ice Melt, ICE Melter |
| 2. 20 F | Calcium Magnesium Acetate Moderate \$20 and Up | Contractors | Environmentally friendly - Less corrosive than chloride products, painful to pets paws. | Can damage concrete | Snow Joe Melt, Melt, Quad Melt, Bare Ground Ice Melt |
| 3. -13 F | Magnesium Chloride Moderate to significant \$10 - \$19 | Pet Owners Gardeners Those in a time crunch | Environmentally friendly - Safer around pets More effective than sodium | Can damage plants when overapplied Lethal to pets that suffer from kidney disease if digested | North Woods, Ice Melter |
| 4. -25F | Potassium Chloride Minimal to moderate \$20 and up | Pet Owners Gardeners | Environmentally friendly - Safer around pets | Can damage grass and plants when overapplied Lethal to pets that suffer from kidney disease | True Value FASTMELT Ice Melter, North American Salt, Splash Ice Melt, Eco Melt |
| 5. 20F | Sodium Chloride Rock Salt Minimal to moderate \$10 or less | Bargain Hunters | Inexpensive | Can damage asphalt concrete, brick, stone, metal grass, plants and wood decks Lethal to Pets if ingested | 6300, Road Runner, North Woods Ice Melter, |
| 6. 10F better at 25F to 30F | Urea/Carbonyl Minimal (almost non existent) \$10 or less | Pet Owners Gardeners | Environmentally friendly - Safer around pets | Can damage plants when overapplied Not very effective as deicer | Urea Micro Granual, Rid Ice, Melt, Paw Safe |
| 7. 25F | Epsom Salt, Sugar, Kitty Litter | Pet Owners Gardeners | Environmentally friendly Safe around pets | Not a deicer, messy. Can track in house, must clean up constantly | 1/2 part Epsom Salt and 1/2 Sugar or Kitty Litter from store. |



MNI calls for more action on World Mission Church

The following letter was recently sent to city officials and the city's designated mediator:

Nov. 9, 2016

Attention:

- Mary Beth Susman, Denver Councilwoman
- Michael Hancock, Mayor of Denver
- Chris Martinez, Agency for Human Rights & Community Partnerships/ City & County of Denver
- Steve Charbonneau, Executive Director – Community Mediation Concepts/Find Solutions

The relationship between the World Church Mission of God and the immediate neighbors surrounding the church is still unresolved and very concerning. The RNO Board of Mayfair Neighbors, Inc. has strong concerns related to numerous issues:

1. Safety of pedestrians and church members on the surrounding streets due to parking and possible traffic violations.
2. Noise or nuisance issues at various times of the day/night.
3. Behaviors of both neighbors and church members due to unresolved mediation issues currently underway.

Mayfair Neighbors, Inc. (MNI) is very appreciative of all the efforts from various agencies of the City and County of Denver and the city appointed mediator, but we feel that we are far from resolution and need continued support and awareness. It has been a year now since the initial concerns were brought forth to the appropriate city contacts by the neighbors and MNI. Our neighborhood is undergoing rapid increases of residents and traffic due to many development projects in the surrounding area. MNI and the neighbors are aware that the church has no intention to move in the near future, so we must address the issues with a different angle in

continued on page 6

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Tricks & treats in Mayfair

By Sara Visser, MNI Board Member

By now, Halloween is likely a distant memory for most of us as we revel in year-end holiday festivities. Take a moment to think back ... did anyone else notice more adorable ghosts and goblins, princesses and superheroes roaming the streets of Mayfair than in previous years?

I submit that there were more kiddos in our 'hood, and I think that is fantastic. In fact, over the past two years, my husband and I have noticed a significant increase in Halloween decorations that welcome young trick-or-treaters.

In turn, families feel drawn to the fun happening in Mayfair, rather than commuting to Hilltop or Park Hill, as in years past. Perhaps it is because more young families are moving here, although I see plenty of non-kid houses decked out and those folks dressed up as

skeletons and witches as they gleefully give out candy. Everyone is getting into it!

This year, we had an invitation to trick-or-treat on Forest Parkway in Park Hill. "They give out great treats," said the mom who invited us. It was tempting – Forest Parkway is lovely and the decorations are inviting. I thanked her for the invitation and said we were staying closer to home. I wanted to enjoy the atmosphere in Mayfair, our neighborhood.

We were thrilled that we did. Thank you to everyone who stepped up your Halloween decorations and turned on your porch lights and welcomed the kiddos. Let's make next year even better!

World Mission Church continued from page 5

the hopes we can all coexist with a strong quality of life and ability to live and worship in peace. No one wishes to harass or be harassed in this situation.

The following items must be attended to in a timelier manner:

1. Establish and enforce the originally agreed upon "Good Neighbor Agreement" between the church and the neighbors.
2. Form a group of neighbors and a reliable group from the church that can address concerns/issues amongst them or in person.
3. Continue to have city agencies patrol and provide impartial commitment to both the church and the neighbors. Also, monitor traffic impacts on 8th Avenue so that all can continue to have a sense of safety, whether it be walking in the area or attending services.
4. Develop a plan to capture possible nuisance or noise issues to establish a baseline of what is actually impacting the neighbors at various times of the day/night.
5. Educate both sides on how to communicate in a non-harassing way so that neither side feels uncomfortable when called out on the possible infringement on quality of life of others.
6. Help the church communicate to the neighbors when larger gatherings are scheduled.

We all want to be able to enjoy the benefits of Mayfair. With a stronger sense of community we have the ability to coexist and live/work/worship in our beautiful part of East Denver.

Thank you for your support and commitment.

*The RNO Board of Mayfair Neighbors, Inc.
Merritt Pullam, President*

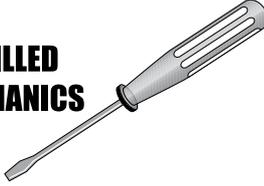
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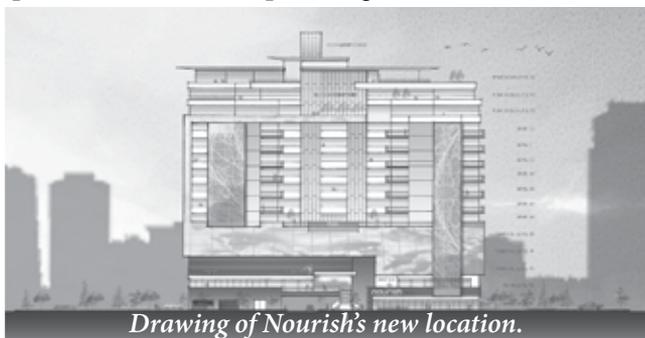


Northeast Denver's first natural food co-op coming soon

By Anneli Berube, Nourish Community Market Outreach Coordinator

Nourish Community Market announced in October it will open a 10,000-square-foot food co-op on the ground floor of a new mixed-use development called The Heights at Westerly Creek, 2352 Dallas St. The new development project will include for-sale condos above the co-op and other retail outlets. Nourish Community Market will be Northeast Denver's only community-owned natural grocery store. A one-stop shop for high-quality, locally sourced, natural and organic products and a business dedicated to serving the community.

The next step for Nourish is to sign up at least 250 new member-owners to reach its goal of having at least 1,000-1,500 member-owners prior to the start of its capital campaign next spring. Any resident of Colorado can become a member-owner by paying a one-time equity payment of \$200 and agreeing to the organization's bylaws. You can sign up online by visiting the membership website at nourish.coop/member-ownership/ or sign up in person at one of its upcoming events.



Drawing of Nourish's new location.

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Great cities have great main streets: Shouldn't we?

By Hilarie Portell, Executive Director, Colfax Mayfair BID

Denver is booming, but Colfax Avenue is getting left behind. Parts of it (like our stretch) haven't been improved in decades; Colfax is now one of Denver's most dangerous streets. This is not at all consistent with Denver's commitment to mobility and pedestrian safety. We can — and will — do better.

This year, the Colfax Mayfair Business Improvement District joined forces with three other BIDs on Colfax to work with the city's Transportation & Mobility group on a set of streetscape and pedestrian safety projects designed within each district. The other districts are West Colfax BID, Upper Colfax BID and the Bluebird BID.

There are 32 adopted plans for Colfax Avenue and 28 of them recommend improvements like this to attract more investment and make it safer for people living, working, shopping and socializing on Colfax.

Together the BIDs requested \$500,000 in 2017 city funding to further these plans and make them eligible for General Bond Funding to be voted on next November. When we learned that the funding was not included in the draft budget, we activated businesses, neighbors and advocacy groups, circulated a petition and presented it to City Council and the Mayor. Led by our council member Mary Beth Susman, City Council unanimously



People attempt to cross Colfax by Marczyk.

supported the budget request and the Mayor approved it (and we had a party.)

Many thanks to the 1,800 people who signed the petition! It made the difference.

But we're not done yet. Now we've got to get the Colfax Corridor projects on the General Obligation (GO) Bond list. The city is currently soliciting community input. Here's how you can help:

- Attend a community meeting on Nov. 17, 6-7:30 p.m., at Teller Elementary School, 1150 Garfield St.
- Submit comments any time during the year-long process by emailing 2017GoBond@denvergov.org.
- Put Colfax on the map for pedestrian improvements by taking a short online survey at www.denvergov.org/denveright. This is the City's DenveRight website, where they are collecting input for several citywide plans. Click "Pedestrians & Trails" for the survey.

For more information: www.colfaxmayfairbid.com/streetscape-improvement-project.

Clean and safe

According to District 2 police, most crimes in our district are property or nuisance-related. These are crimes of opportunity. We're working with businesses to reduce opportunities through window signage, lighting, security cameras and general upkeep. Together with the community, the goal is to create a culture of less tolerance for this activity. To that end, if you'd like to be a block "champion" for your block and work with the BID, neighbors and District 2 to keep the area clean and safe, contact Tracey MacDermott at chair@greaterparkhill.org. We are all "eyes and ears" on the street, and the more the police hear from us, the more they can direct resources to the area.

Thank you for your support of the BID and of local business. Don't forget to "Shop Small" on Small Business Saturday, which is the Saturday after Thanksgiving!

And get all the latest on Facebook or our monthly newsletter. Register at www.colfaxmayfairbid.com.

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Neighborhood bar goes back to its roots

By *Todd Parker, MNI Board Member*

Few Denver bar signs were as iconic as the rooftop marquee for Mozart Lounge at 14th Avenue and Krameria Street. It is emblazoned with musical notes on a bright orange face with a martini glass jutting out from the top of the sign seeming to toast passersby. For more than eight years, the sign has been covered up. Now, new owners Michael Bruntz and Mia Peterson are restoring the sign and bringing back the bar's neighborhood vibe they remember.

Mozart's history goes back to the late 1800s. Established by German immigrants, Mozart's Hall on Larimer Street was a tavern, but it also functioned as an ethnic social, political and economic center. In 1955, Frank Pomeranz



Mozart Lounge's owners Scott and Mia Peterson and Michael Bruntz.

relocated Mozart's, bringing coolers, equipment and furnishings from downtown to the 14th and Krameria location. Somewhere in the mix the name was changed to Mozart's Lounge.

In the early 1980s, Mary Scharf bought the bar using tip savings from years serving tables. Carol Brown, who worked in the bar during Scharf's tenure, remembers her as a kind person who took care of her regulars.

"For customers who had nowhere to go during the holidays, Scharf served free ham on Christmas, turkey on Thanksgiving and corned beef on St. Patrick's Day," said Brown. She also recalls shenanigans in the alley behind Mozart's, including anniversary parties, a dunk tank and novelty races.

continued on page 10

It is Time
for a Change.

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Winter is coming! Do you dread winter or do you enjoy the challenges and opportunities it presents? However you view winter, it is always better if you are stronger and more fit. Only in winter do you find yourself moving heavy piles of frozen water from one spot to another or strapping large contraptions onto your feet to make it easier to move. Both of these situations are better if your muscles, including your heart, are in better shape.

Whether you view snow as an enemy or a friend, you deserve to enjoy winter. You have the ability to get better, stronger, to deal with the snow, and even love it, from shoveling it off of your sidewalk to swooshing through it down a mountain.

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*Some restrictions may apply. See club for details.



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Mozart's continued from page 9

In the mid-1990s, Bruntz and Peterson were co-workers who loved the casual, neighborhood atmosphere at Mozart's. When Scharf decided to sell, Peterson and Bruntz tried to purchase the bar, but were unsuccessful. After being sold again, the bar was renamed the Aqua Lounge and the famous sign was covered up. Not to be deterred, Bruntz and Peterson held onto their dream. When they heard the owner of the Aqua Lounge wanted to sell, they jumped on the opportunity and became proud first time bar owners. Peterson and her husband, Scott, live north of City Park, and Bruntz lives nearby at Colfax and Quince. All three of them do whatever is needed around the bar.

Little bit of everything

The new Mozart's has a little bit of everything: six beers on tap, lots of beers in bottles and, of course, a full liquor selection. Four TVs show sports, with special events for Broncos games. Darts are popular. Mozart's hosts the Mile-High Bullseye Dart League and other darting events. Peterson and Bruntz are passionate about live music and have already held several concerts, with plans to book a variety of acts in their new venue. Mozart's hosts trivia on Thursday nights with jazz music to follow.

The physical bar is also seeing changes. A new half

garage door on the Krameria Street side opens seating to the outdoors and lets in fresh air. Mozart's kitchen serves pub grub and, of course, the iconic Mozart Lounge sign on the front of the building is being returned to its former glory. The sign will be unveiled at the grand opening on Nov. 19.

My wife and I brought some friends to the new Mozart's on a recent Saturday night. We arrived around 7 p.m. The bar was lively and a dart tournament was just finishing up. A couple of the tournament finalists graciously showed our group how to operate the machines and some good dart games to play. We ordered a round of beers and Bruntz came by to greet us. He was obviously thrilled to own the bar he had eyed for so long. He treated us to a pickle shot – pickle-flavored vodka dispensed from a large container behind the bar with bobbing pickles. Everyone in the bar was friendly; drink prices were reasonable; and we had a great time playing darts. We will definitely be back.

Mozart's Lounge is located at 1417 Krameria St. It can be reached at 303-353-2320. Current hours of operation are Monday-Thursday: 5 p.m.-12 a.m., Friday: 4 p.m.-2 a.m., Saturday: 2 p.m.-2 a.m. and Sunday: 10 a.m.-10 p.m. You can check out events and info at their website, www.mozartsdenver.com, and on their Facebook page.



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Tapping into the neighborhood

By Chris Ringwood, MNI Board Member

In early November, I was feeling a bit thirsty at around 4 p.m. on a Friday and stopped into the newest addition to the neighborhood, Congress Park Taproom. Located on Eighth and Colorado, the Taproom offers up a clean, modern space to congregate with friends. There are three big screen TVs over the bar, perfect for watching the Broncos, A's, Nuggets, or even the New Mexico State Aggies, the alma mater of the owner Mark Thompson.

Thompson opened the bar in September after the old Twisted Cream space came available. When his job in the oil and gas industry took an unexpected bump, he seized the opportunity to start a new adventure doing something he loved, meeting new people. The gathering room is clearly a labor of love. Thompson, who works seven days a week, is no stranger to hard work. He crafted the copper bar top, all of the tables and the wall decorations, all of which fit beautifully into the modern atmosphere. The installment of the taps was the only thing he left to



Mark Thompson, owner of Congress Park Taproom.

the 'real' professionals.

An easy-to-read menu touts the 30 beers available, along with pricing by size (ranging from 5-ounce pours to pitchers). The average pint will set you back \$6, however on Monday through Friday you can get \$1 off select beers through 6 p.m. The taps rotate every few

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Mayfair

2016 Sales Activity

.....

2016 has been an amazing year for Mayfair homeowners, with the average sales price increasing 20.5 percent. A total of 108 single family homes have sold year to date.

If you are considering relocating or would like an update on your homes value please give me a call.



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Hey Babe Nail Salon: Good vibes, nice nails on Colfax

By Jean Bolling, MNI Board Member

Rolling or walking along Colfax, we all notice the new businesses popping up here and there on our side of town. Some of you may have recently noticed Hey Babe Nail Salon (right across from The Elm). Or, you may have already read some very nice recommendations recent customers have sent via Nextdoor. To learn more about this new business with the unique name, I made an appointment for a pedicure and an interview on a beautiful Sunday in October. My experience was very good, and I highly recommend you give this business a try.

Megan Andrews is the owner of Hey Babe Nail Salon. While I was getting my pedicure done by Narin, who is very experienced in the nail industry, I had the opportunity to relax and talk with Megan.

How did you come up with the name, Hey Babe Nails?

Once I had come up with the plan to open a Nail Salon, I wanted a name that was cute and fun and feminine. My friends and I all call each other babe, so my husband and



The inside of Hey Babe Nail Salon

I had been playing around with variations of that theme. Then one day my 6-year-old son said, “Hey Babe, nice nails. And that was it.”

Have you been in the nail business before?

No, this is my first venture. My background is real estate, which I did for about five years, then stayed home with my son. Three years ago I started to really think about opening a nail salon. I wanted to do something

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weeks and they work with smaller local breweries to offer a diverse assortment of options for their customers. Four house wines are available for \$5 a glass; however, the size of the pour is nothing to get particularly excited about.

And while Thompson and team don't make any food on the premises, they do encourage you to bring food in. Menus of nearby eateries are strewn about the taproom (including Swing Thai, Cheba Hut Toasted Subs, Mici, Dae Gee and others) and asking for delivery into the bar is not uncommon.

At 4:30 p.m., the room was about half full, gathering steam for the busy weekend night. A mixture of neighborhood workers and residents gathered at five or six large tables and shared stories, laughs and drinks together. While the bar has TVs for viewing, the patrons on this particular night seemed more interested in catching up than tuning in, a preference which suits me fine. I look forward to continuing to stop in and check out the ever-changing selection and striking up more conversations with Thompson at the bar.

fun and light. Then last Fall, I just went for it and started to put things together.

How did you come up with the plan to open a nail salon?

I was traveling in San Francisco and went into a boutique that was also this artistic co-op. In there was a flyer for these gals who were manicurists and artists traveling the nation in a mobile and working from the mobile as well. They wanted to study the relationship between beauty providers, particularly manicurists/pedicurists, and their clients. Many have very deep friendships with their clients. I didn't see Denver as having the place with that type of atmosphere to foster an artsy vibe and to develop relationships. That is what I wanted to create.

Do you have a Denver connection?

I grew up in southwest Littleton but after high school graduation, I lived in various neighborhoods in Denver. I currently live in Krisana Park, only about a 12-minute drive to the salon.

So that brings up the question, "How did you decide on this location?"

I wanted a modern, hip, edgy location but not over-the-top trendy. South Broadway is smaller and harder to get into. I had been keeping my eye on this area, particularly this block, and when the previous business, Love Gallery, left I came to check it out. That owner had used a big black heart on the wall and that was already an element of the logo I had decided on for the salon. So when I saw that heart, I felt it was meant to be and then everything happened very organically.

So I'm getting a pedicure with your all natural line, Pacifica's 7 Free. Tell me more about that.

It's free of seven of the chemicals (that cause concern) in traditional nail polish. Plus, it's 100% vegan and cruelty-free.

What are your offerings and services?

Currently we are strictly offering manicures and pedicures. That may expand to being able to offer lash extensions, waxing and maybe spray tans, but that's in the future. We also offer both traditional and natural polish options. While our website is under construction, our full menu is available on our Facebook page, Hey Babe Nail Salon. Clients can also book appointments on the Facebook page. We offer two tiers of service, our Beautiful Basic and the Delicious Deluxe. All of our services are named after streets in the area. For example,

the 'Holly' pedicure is our standard, while our 'Dahlia' pedi is our deluxe version. We also offer traditional nail polish or gel polish, which is cured by lamps.

How long have you been open?

Three weeks ago yesterday (Oct. 7). We did a 'soft opening' in that our permanent sign wasn't even up yet. That allowed us to get the doors open, get the systems going and work out the computer glitches. There has been no real advertising yet. All word of mouth and social media so far.

What should the neighborhood know about you?

That we use organic products where possible and that we offer a little bit of something for everyone. We have an all-natural focus, but you can find traditional polish here as well. We also take cleanliness very seriously here. We use stand-alone pedi bowls that we both scrub and sterilize after each customer. The law requires manicuring tools be soaked in Barbicide, which we do, but we add another step not required by law. We also autoclave the tools and because our pedicure bowls are stand-alone, we can scrub them out in addition to sanitizing them with Barbicide. There's really no way to fully clean those jetted tubs out all the way. We are serious about cleanliness. I'd like to also mention that

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Palmer Elementary's personalized learning model a success

By Dr. Paula Bieneman, Principal, Palmer Elementary

What an exciting first trimester at Palmer Elementary! As many of you already know, our school has been in the spotlight and for good reason. On Sept. 1, the state released the CMAS PARCC scores and Palmer had many reasons to celebrate. Not only did our school experience the greatest increase of students meeting or exceeding state standards, our school performed in the top 16% of DPS schools in third-grade math achievement and in the top 13% in English language arts.

Our third-grade achievement is particularly important because those students represent our first cohort of students who have experienced our shift to personalized learning. They became the first group to experience our instructional changes. We learned right along with them as we refined our learning and teaching.

For the past three years, our school community of teachers, parents and students has been busy imagining and re-imagining learning here 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...in other words, to be illuminated.

As a team, we have worked hard to realize the academic gains seen in our CMAS scores this year. Our teachers' commitment to continuous improvement helped our students perform at increasingly higher levels. I am so proud of our students' hard work, zest and optimism and hope you will join me in congratulating our Palmer students and staff!

One area that really speaks to our flexible grouping model in math is the percentage of students exceeding on third-grade math. At Palmer, 24.4% of our third-graders exceeded state standards in math. Only three schools in the district had a higher percentage of third-graders exceeding: Steele (25%), Carson (32.9%) and Polaris (50.9%). Two of those three schools are also HGT/GT magnet schools. Way to go, Palmer mathematicians!

As our school continues to make growth in the coming years, we are committed to closing existing achievement gaps so that we fully realize our Palmer Promise of excellence without exception. To learn more about the different media events, check out our Facebook page at <https://www.facebook.com/DPSPalmer/>. We would also like to personally invite you to come check out your neighborhood school. Perhaps you too will be illuminated!



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Hey Babe Nails continued from page 13

we cure the gel polish using LED lights vs UV lights. With UV lights you are getting UV exposure, which is a concern for those on a regular gel schedule having frequent UV exposure from the lamps.

I'd like to also say that my goal is to support local businesses myself. I bought some furniture in the store from Mod Livin', and a local company, The Azure Furniture Company, made the tables using beetle-kill pine.

Well I love my pedicure! The all-natural line looks great on and I will be back to try more colors in the future. Thank you, Megan, it's been great getting to meet you and learn more about Hey Babe Nail Salon.

It's been my pleasure, Jean. Thank you so much for coming to check us out. We're very happy to be part of the neighborhood!

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The season for giving is upon us

By Hillary Barrett-Osborne, a Mayfair Neighbor

Join Mayfair Neighbors in supporting these worthy local charities

The annual Mayfair Neighbors' food drive for Metro Caring takes place Dec. 3-18, giving the neighborhood a great way to show its generosity.

For those not yet familiar with Metro Caring (formerly Metro CareRing), it advocates for solutions to hunger and poverty and provides food and basic supplies to those in need.

"When you donate food to Metro Caring, you make a direct impact on eradicating hunger in Denver. Whether it is a jar of peanut butter from your cupboard, vegetables from your garden, or a bag of groceries, your donation is gladly accepted and distributed to people struggling to find their next meal," according to Metro Caring.

Suggested food donations include: canned tuna, peanut butter, whole grain cereal/oatmeal, canned tomatoes (diced, puree, sauce), whole grain pasta, hearty canned soups and canned fruit (peaches, pears, mixed fruit). Whole wheat, low sodium and low-sugar options are preferred, but all donations are appreciated and gladly accepted.

If you would like to help make a difference, please join all your Mayfair neighbors and take your non-perishable food donations to one of our neighborhood drop-off sites from Saturday, Dec. 3, through Sunday, Dec. 18. Again this year, our drop-off sites are: King Soopers (at 14th and Krameria) and Nicholson Cleaners (at 9th and Jersey). All donations will be taken to Metro Caring to help those in need.

For additional information on Metro Caring, or if you would prefer to make a donation to them directly, you can visit them online at: www.metrocaring.org/.

Denver's Road Home – Finding warmth during the coldest months

In case you encounter anyone in need, those looking for a safe and warm place to sleep at night should call Mile High United Way at 2-1-1 (M-F 8 a.m. to 5 p.m.) to learn how to get connected to shelter. In addition, Metro Crisis Services can be reached 24 hours a day for those experiencing mental health and substance issues, by dialing at 844-493-8255.

If you are looking for additional ways to help, many day and overnight shelters need new or gently used coats, gloves, hats, socks, blankets and toiletry donations. For

more information please visit www.denversroadhome.org.

Support our local young entrepreneurs

This year's Young Entrepreneurs Marketplace dates are rapidly approaching. With more than 75 youth businesses participating, you'll be sure to find unique holiday gifts for the entire family. Plus, you'll be supporting lots of budding business owners.

This year's Marketplace schedule:

- Saturday, Dec. 3, from 10 a.m. to 2 p.m., at 3550 E. First Ave. in Cherry Creek
- Saturday, Dec. 10, from 10 a.m. to 2 p.m., at 401 S. Pierce St., near Belmar in Lakewood

All products are handmade and personally sold by the owners. You will find beaded jewelry, greeting cards, bath products, home-baked goodies, artwork and unique gifts for everyone on your list. Each Marketplace will feature different entrepreneurs, is free to the public, and has free parking nearby.

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Your tree responsibility and care

By Lynn Gregory, MNI Board Member

We are so fortunate to live in Mayfair, a beautiful established neighborhood in Denver with lots of mature trees that provide shade and beauty. Especially this Fall when, because we had no snow, we were blessed to see some extraordinary colors! Many of these older trees were planted when the homes were built here as early as the mid-1920s and 1930s.

Often homeowners and builders planted some of these trees too close to the homes or in a location where the tree eventually encroached on an adjoining neighbor's property. They simply did not realize that these trees would eventually grow to such a size that they could present either a structural or safety hazard to the home. If you notice in Mayfair there are lots of giant Blue Spruce planted very close to homes.

While these beautiful trees can thrive for decades it is imperative that homeowners have these and other trees checked by a certified tree company for health and stability. Most reputable tree companies will do an evaluation on your trees for no charge. They may



at that time recommend trimming or treatments for insects and diseases to maintain the health of the tree. To not take care of your trees can be a huge financial liability if they must be removed or fall down on their own.

Did you know that the parking strip, which is the area between the city sidewalk and the street, is actually owned by the City of Denver? But it is the homeowner's responsibility to maintain this area and the trees planted within it. Some of these trees are now

60 to 80 years old and some may be in declining health or structurally unsound due to damage from storms and heavy snows.

Recently, a friend in Washington Park had an immense Elm on her parking strip just decide to fall over one afternoon. Luckily no one was in the vicinity and was not injured. Unfortunately, her neighbor's new car was not so lucky and was crushed. Her homeowner's insurance covered the damage costs, but their insurance carrier told them if they had not taken care of the tree the damage would not have been covered. Fortunately, they had the tree trimmed and inspected on a yearly basis.

I spoke with Edward Felmlee of Moskowitz State Farm Insurance here in Mayfair and he said that the legal liability can vary. It is very important to verify your coverage with your own homeowner's insurance and carry adequate coverage to protect yourself.

In Denver, if a tree located on the city's parking strip is deemed to be in such poor condition it needs to be removed, the city forester will have the tree red tagged. At that time, the homeowner is responsible for the cost of removing the tree. It makes only sense to keep these trees trimmed and in good condition for your benefit, as well as the amazing beauty they give to all of us.



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Denver's pot choice: Initiative 300

By Patricia Mulligan, MNI Board Member

When Colorado voters passed Amendment 64 two years ago to allow the sale of recreational marijuana, there was no provision for where marijuana users could consume their legally purchased weed. The amendment specified that marijuana could not be smoked or consumed in parks, hotels, on the street, or in any places that are open to the public.

Almost the only choices were within a private home or apartment, if the landlord allowed it. Denver's Initiative 300, passed in November, changes that significantly. The initiative creates a four-year pilot program allowing regular businesses to apply to the city for permits for their patrons to bring their own marijuana and consume it on their premises. The patrons will need to be over 21, and the smoking area must be outdoors and conform to Colorado's Indoor Clean Air Act. Marijuana edibles may be consumed indoors.

City applications

A Denver business owner seeking to allow marijuana consumption on the business property needs to apply to the city's director of excise and licensure for a permit. Part of the permit process is to obtain evidence of community support from an eligible neighborhood organization. The evidence can be a letter of community support, a "good neighbor" agreement, or other form of support.

A strong consideration at the October meeting of Denver's INC (Inter-Neighborhood Cooperation Association) was the initiative's definition of what constitutes an "eligible neighborhood organization." Initiative 300 defines an eligible neighborhood organization as either a registered neighborhood organization (such as Mayfair Neighbors, Inc.) or a business improvement district (such as our local Colfax Mayfair Business Improvement District).

Required community support

Evidence of community support from either organization is sufficient to use for the permit application. INC's members, representing all Denver's RNOs, opposed the initiative by a vote of 18-5. Some long-time neighborhood activists argued that permit-seekers could shop around to a potentially more business-friendly BID, while side-stepping a more skeptical RNO. INC's stance is that the only organization that should have a say on the permits is the RNO, since it represents all of its neighborhood's residents, not just the business interests. RNOs and BIDs serve different constituents and purposes.

In addition, the initiative does not include any requirement for "posting" or "notice" of the consumption area, which are required for liquor establishments. It also does not include a requirement for "needs and desires" hearings prior to the granting of a license.

Since Initiative 300 has won voter approval, the City Council has the task of implementing the pilot program. The council also will need to review the permit program and decide whether to continue it after four years. Also, the rules for voter-initiated ordinances allow the council to amend or repeal it any time after the first six months if its members can gather a two-thirds supermajority.



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Mayfair general meeting highlights Colfax improvements, 2016 election

By Elaine Zupancic, MNI Board Member

The annual general meeting of Mayfair Neighbors was held on Oct. 18, at Palmer Elementary School. It was ably presided over by MNI Board Member Sara Visser. Approximately 70 friends and neighbors were in attendance, which is unusually high, and the candidates were pleased with the turnout.

City Councilwoman Mary Beth Susman gave an update on the Colfax improvement project, which stretches from Sheridan to Monaco. There will be a meeting on Nov. 17, to obtain public input as to how to spend the bond money. She also updated the project at 9th and Colorado, which is moving along smoothly and right on schedule.

Beth McCann, who has since become Denver's first female district attorney, told attendees that if she were elected she would work toward more visibility of the office in the community, would prefer to reduce the number of private prisons, and would provide more training for new assistant DAs. A question from the audience brought the response that while the city offers motel owners vouchers to cover rent for those in need,



Lois Court and Bob Lane, candidates for Colorado Senate District 31, trade barbs at the Mayfair Neighbors' general meeting.



the owners are under no obligation to accept them. She also plans a review of police shootings and wants to make more use of the Office of the Independent Monitor, a civilian oversight agency for the police and sheriff departments for the City and County of Denver.

Helen McCoy, who ran against McCann for Denver DA, put forth her vision of a 90-day plan for more community outreach. She is a fluent Spanish speaker and is chair of a board

looking into traumatic brain injury among prisoners, which is a group with a high incidence. She doesn't believe it is the DA office's job to use the Independent Monitor in police shooting investigations, and believes it is the DA who is ultimately responsible for making the determination as to legal matters and whether or not to bring charges.

Sharon Avendano, our Community Resource Officer, reported that there has been an increase in burglaries in our area since April 13. She reminded everyone to keep their eyes open and immediately report anything that seems strange or out of place. She also made the point that doors and windows should be kept locked and garage doors closed unless you are actually there. If you run into the house, just for a minute, that is ample time for a thief to snatch a tool or a bike or anything else of value. Part of her job is crime prevention, and she will come to your house and show you how to make your property safer. In response to an audience question, Lt. Ernest Martinez said that if you don't see a lot of patrol cars in the neighborhood that is a good thing as it means there is not much of a criminal nature going on.

Lois Court, who won the Colorado Senate District 31 seat on Nov. 8, gave a virtual seminar on the differences between constitutional amendments and propositions, both of which were on the ballot. The audience really responded to this and many indicated that it helped them finally understand the differences.

Bob Lane, who ran against Court, self-financed his campaign to the tune of \$1,500. He said he wanted to integrate schools with businesses and do away with legislator salaries.

Mike Anderson from the Water Department updated the audience on progress for improving drainage at 14th Avenue and Krameria Street and Seventh Avenue and Jersey Street.

The meeting ended promptly at 9 p.m.

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Vintage **Industrial**

City budget includes funds for safer pedestrian crossings, more composting routes

By Councilwoman Mary Beth Susman



Susman

The City budget is out and I'm happy to report that it has significant dollars in it for creating safer pedestrian amenities, increased composting routes and increased dollars for Denver Urban Gardens, among many other things. Especially rewarding was my successful efforts at getting the dollars needed for the Fax-Mayfair Business Improvement District (BID), in addition to the three other Colfax BIDs, to continue planning for streetscape improvements in their respective districts. This investment will continue design work that will help identify critical needs such as sidewalk improvements, new crosswalks and stoplights, and other streetscape improvements. Completing this design work is crucial to helping us get a grasp on what exactly are the needs of the corridor and what can be done to help redevelop our historic Main Street.

Denver GO Bond

In addition, the planning may lead to the BID's ability to get into the 2017 Denver GO Bond program to fund the project. And speaking of the Bond, the city is inviting all to give their suggestions for the city improvements they would like to see in the bond. The Bond request will go to the voters next year for permission to issue the debt. About every 10 years, the city goes for a general obligation bond. The last one brought us the fire station on Alameda and Xenia, work on Westerly Creek, and all the street paving you've seen. There are several community meetings being held to get

your ideas. See <http://denvergov.org/2017GOBond> for more information and times and dates for the public meetings. I am helping host the one closest to us at Teller Elementary School on Nov. 17.

Ninth & Colorado

The 9th and Colorado project is going smoothly. Frank Cannon hosted a neighborhood meeting about it on Oct. 20. The apartments going up around the parking structure now will be completed at the end of 2017, and the apartments to be built to the east of the structure will be completed mid-2018. All of the commercial building west of Bellaire should be done by the end of 2018. They are adding a lane to both Eighth Avenue and Colorado Boulevard to ease traffic going in and out. You can see their PowerPoint at www.9thandColorado.com. The newest news was that they are not putting a hotel in the saved research bridge structure. It just wouldn't accommodate a hotel given its architecture. They are considering making it into condos.

Thank you to all Mayfair residents for your continued engagement in civic affairs. Mayfair is one of the most diligent neighborhoods in actively participating in city issues.

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The Real Estate Market

By David Bromberg, a Mayfair Neighbor

Buying and selling a home at the same time

One of the challenges facing many homeowners (and renters) is timing multiple transactions while minimizing the stress and inconvenience of the transition. Everyone's goal is to avoid multiple moves and additional costs. Our unbalanced (sellers) market and low inventory make this more challenging than ever.

For many, the ideal situation is to have back-to-back closings, using the proceeds from the sale of their home as the down payment for their new home (and the moving truck on the way). There are many challenges to successful simultaneous closings; timing of two transactions; having an offer that includes a contingency of the sale of a home and deals terminating on inspection; appraisal or financing. With transactions dependent on other transactions, there is a possibility of a domino effect should something go awry.

There are various ways to minimize the stress of two transactions. If you have the financial ability to buy your new home before listing/selling your current home, you can ease the transition. Some folks can qualify for the new loan while paying for their existing loan. Others may need a short-term financing solution (bridge loan or home equity loan) to facilitate the purchase. Some opt to rent between selling and buying to avoid the complications.

In today's seller's market, many people are reluctant to put their home on the market, fearful that they will not be able to find the ideal replacement home. To be competitive, buyers are incenting sellers with rent-back agreements to allow the sellers time to find and close on their new home. The Colorado Real Estate Commission has acknowledged the market conditions and is extending the maximum duration of a post-closing occupancy agreement on the Commission-approved form from 30 to 60 days in 2017. An agreement beyond

60 days must be on a lease (NOT prepared by the Realtors) to protect both parties' interests.

Renters should reference their lease to see if it can be broken. Since there is no standard lease in Colorado, terms may vary. Many leases require 60-day notice of early termination and may have an associated fee.

Buying and selling homes at the same time can be challenging. Fortunately, the pain is generally short-term and fades over time. The ultimate outcome is a successful move to the next chapter in one's life.

David Bromberg is a licensed REALTOR



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Couple has called Mayfair home for 57 years

By Patricia Mulligan, MNI Board Member

Neighbors who have lived in Mayfair for 57 years can certainly have a unique perspective on the neighborhood. Such is the case for Jim and Louise McCabe, who have lived in the same house on Forest Street since 1959. Louise spent her childhood with her parents at 1434 Glencoe, then at 440 Grape with her aunt and uncle. She recalls learning to ride her bike at Robinson Brick and Tile yard, now Robinson Park, by riding up and down the racks used for drying bricks. Later the family moved to 17th Avenue and Locust, where Louise walked to Blessed Sacrament School daily. She graduated from Cathedral High School.

Jim's family moved to Colorado in 1942, after his father had been an engineer in Montana for the Civilian Conservation Corps, the Depression-era federal employment program. The family lived on Denver's west side and north side, and Jim graduated from North High School.

Blind date

The two young people met on a blind date that had been set up by Jim's sister, who knew Louise from Cathedral High. Jim called Louise from the phone booth at Elitch's Trocadero Ballroom to set up the date. They still remember that first date, a movie at the Orpheum Theater called "The Boy with the Blue Hair." They married in 1956, after Jim returned from military service in the Korean War. He entered the real estate business, working as an agent with ReMax Cherry Creek, then establishing his own Metro Broker office.

They soon welcomed the first two of their five children and began searching for a house to purchase for their growing family. Louise remembers driving up and down the streets of Mayfair with babies Morn and Kathryn in the car, looking for houses for sale. When she happened upon a three-bedroom Tudor with a full basement on Forest, Louise called Jim with the pronouncement: "I found the house: make the deal!"

Growing family

Over the next few years, they added sons Martin, Kevin and Peter to the household. Now Jim and Louise are looking forward to the birth of a great-grandchild in December. That child will be a seventh-generation Coloradoan, since Louise's great-grandfather originally moved to Pueblo so long ago.



Jim and Louise McCabe moved into their Forest Street home in 1959.

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McCabes continued from page 21

According to both Louise and Jim, the most significant change they have seen in the neighborhood over all these years is the shift of generations. When they first moved in, there were no families with young children on the block. A few families had teenagers, but none had children the ages of their youngsters. Over the span of a few years, however, several families moved to Forest Street who had perfect-age playmates for their five children. In fact, some of those friendships still endure as the “kids” are now in their fifties. Then the generations changed again as that age group moved out, and most homes held older couples, widows and widowers, or single people. Now the McCabes are pleased to see more and more young families with children moving in and making Forest Street their home, enjoying the proximity to downtown Denver and appreciating Mayfair’s choice of good schools.

The biggest challenge Jim and Louise observe in the neighborhood is the changing architectural styles, with extreme contemporary home designs not

blending well with the feel of the more traditional blocks. They believe this detracts from the appeal of Mayfair. Another concern of Jim’s is increased parking on the street; he prefers a streetscape where most cars are parked in their driveways and garages, leaving the street with a clear view.

One recollection from over the 57 years still makes them chuckle. They recall a group of several junior high age girls having a slumber party at a neighbor’s

home, which happened to be across the street from the houses of two boys they had crushes on. The girls decided to show their affection by “decorating” the boys’ houses and trees with many rolls of toilet paper. The girls teeped not only the homes of the two boys, but also the house of the older couple who lived in between them. It looked as if the three houses were tied together in a blizzard of tissue paper, Louise recalls. And the funniest thing was that the girls’ mothers were sitting across the street on lawn chairs watching the whole spectacle.

The McCabes are pleased to see more and more young families with children moving in and making Forest Street their home.

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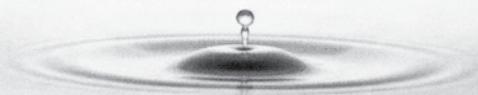
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