

The Mayfair Mirror

Voice of Mayfair Neighbors

Summer 2021

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Mayfair Park turns 25

This year marks the 25th anniversary of Mayfair Park, which was dedicated in August 1996. The park is an attractive focal point for neighbors, children, and families to gather for Easter egg hunts, tricycle parades, informal ball games, concerts and more. The playground was recently updated, and trees are maturing, providing an expanding canopy for neighbors to enjoy.

At the park's dedication ceremony in 1996, music was provided by the Denver Municipal Band. Mayfair can be proud of its park and the opportunities for neighborhood fellowship it provides. Now, it's time to celebrate. So, how about a COVID Coming Out Party at Mayfair Park as the Denver Municipal Band plays

jazz music into the night? Mark your calendars for Mayfair's Annual Concert in Mayfair Park on Aug. 28. More details in this issue of the Mayfair Mirror.

How Mayfair Park came to be

By Ed Eskelson, A Mayfair Neighbor and former MNI Board Member

My wife, Les, and I moved to Mayfair in 1989 from Capitol Hill. We immediately became acquainted with Mayfair Neighbors, Inc. as we were looking for a neighborhood group.

The first issue we noticed about the group was an attempt by MNI to get

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CALENDAR

save the date

Monthly Board Meeting

The Mayfair Neighbors board meeting takes place the first Monday of the month from 7-8:30 p.m. All Mayfair residents are welcome. If you would like to make a presentation to the Board, please contact Patricia Mulligan and Leslie Reingold at mayfairneighbors@gmail.com. Meetings may be held virtually until further notice. Please email to confirm meeting venue.

- Monday, June 7
- Monday, July 12
- Monday, Aug. 2
- Monday, Sept. 13
- Monday, Oct. 4
- Monday, Nov. 1

AUGUST

Concert in Mayfair Park

Saturday, Aug. 28

Food trucks at 5 p.m., music at 6 p.m.

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event! The Denver Municipal Band plays jazz music into the night and we'll celebrate Mayfair Park's 25th Anniversary. Food trucks and lots of fun will be available.

SEPTEMBER

Taste of Mayfair

Saturday, Sept. 18, 12-8 p.m.

Jersey Shopette, 900 Jersey St.

Details in the Save-the-Date in this issue of the Mirror.

OCTOBER

Fall General Meeting

Tuesday, Oct. 5

Details to come.

Fall Shred-a-Thon

Saturday, Oct. 23, 9 a.m. to noon.

Mayfair Plaza, 14th Avenue and Krameria Street

Sort through those piles and files and then bring your unwanted documents for shredding and recycling to the parking lot in front of 7-Eleven.

Mayfair Neighbors' members get three bags shredded for free. Those with more and non-members pay \$15 – or pay \$20 to join and support the neighborhood.

Submit your Letter to the Editor and/or Photos

Mayfair Neighbors welcomes comments and feedback for possible publication as a "Letter to the Editor" in The Mayfair Mirror as well as photos of Mayfair, Denver and Colorado. Please send submissions to Mayfair Neighbors, Inc., PO Box 200306, Denver 80220-0306 or mayfairneighbors@gmail.com. Content will be reviewed and/or edited for clarity and space. Only those submissions that foster a sense of community and respect will be considered for inclusion.

MISSION:

Mayfair Neighbors, Inc.

"To advance the common interests of the neighborhood by initiating and coordinating actions for the physical, economic, civic, and cultural improvement of Mayfair."

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Mayfair Neighbors, Inc.

PO Box 200306

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The Mayfair Mirror is a free publication that comes out four times a year in the spring, summer, fall and winter. Circulation is 4,500. To see archived issues and for more information about MNI, please visit

www.MayfairDenver.org



www.facebook.com/MayfairNeighborsInc

Mayfair Park continued from page 1

everyone to use their porch lights to illuminate the area since there were no streetlights. A lot of people were complying with the request. We attended the annual membership meeting in October that year, and I volunteered to become a member of the board.

Once on the board, I became active in assisting with the development of Mayfair Park. It was intended to occupy the area being used by the private high school associated with Beth Joseph – an Orthodox Synagogue bordered by Holly Street, Eighth Avenue, Ivanhoe Street and Ninth Avenue. The students used it as an athletic field.

In 1995, the synagogue moved in with BMH. The area was owned by Spears Chiropractic Hospital. The city purchased the land from Dr. Spears to develop the park.

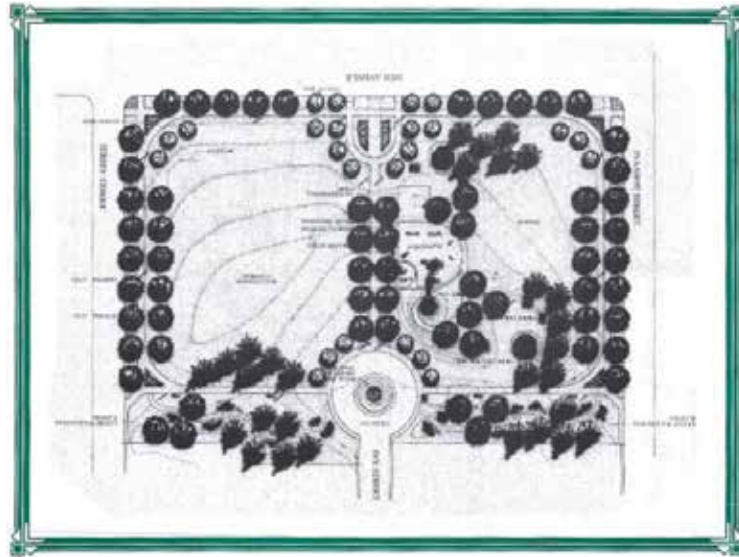
The city hired PCL Construction, Inc. (www.pcl.com) to develop the park based on the city's plan. There was a contractual requirement that PCL replace all trees that died in the first five years of operation. That was done.

The area was two long blocks stretching between 11th and 10th avenues, and Ivanhoe and Jersey streets. The park was to start just south of the four residences currently on the north end of the park and head south to 10th Avenue. Ivy Street was partially closed but remains open as a walkway and a transit through the park for emergency vehicles. This is why you see the curb breaks on the south end where Ivy would be. Occasionally, you will see a police car using the grassy strip between the flower beds on the south end of the park. The pavement for that short section of Ivy between the flower beds remains there in the form of PVC piping sunk a foot or so into the area along what had been the roadway.

On the north end of the park, there is a nature walk.



*Above: Mayfair Park
Crabapples in Bloom*



*Left: Original Park
Blueprint from Dedication
Program*

Originally, there were four metallic plates along it that described the walk. Each of these was about 6 inches by 9 inches. They were located at each of the northern entryways. Only two are left, on Ivy. During the initial planning for the park, the designer discovered that the old North Smoky Hill Trail ran through the park at about the line which is now that walkway. The area was designed to have native plants and trees for vegetation. The first couple of years that the park was open, the city brought in a herd of goats to trim the wild growth. My dog and I miss the goats as they were great fun.

The entire park was flat, so the designers planned to build some berms around the park for viewing the mountains

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Above: Mayfair Park playground and basketball court.

Below: The south end of Mayfair Park, that used to be Ivy Street but is now flower beds.



proceeded apace, and as my memory recalls it, the park was concluded in one construction season. Fairly close to the first year the park was open, the Board voted to host the Denver Municipal Jazz Band. This has become an annual fun event for the neighborhood and is a regular stop along the Band's Concerts in the Park Series.

After the park was finished, we decided to add a memorial to the neighborhood and to acknowledge everyone's assistance to the park. This is the memorial stone located in the little alcove at the north end on Ivy.



and sledding for children. During the building process, the city was also overseeing the construction of the new Elitch Gardens Theme Park in the old railroad yards under the old viaducts

from downtown to the Highlands. So, the city hauled dirt over from the new Elitch Gardens to our park and formed the berms and other landscaping about the park.

Meanwhile, the old hospital closed and had a yard sale of surplus furniture. We bought our Dining Room table there. The hospital was demolished and was replaced by the townhouses.

Construction of the park

1996 Mirror Article on Park Progress



Letter from the President

Patricia Mulligan

Welcome to our summer issue of the Mayfair Mirror! We are thrilled to be back in action. We are looking forward to several fun activities throughout the season.

First, though, our board of directors wants to thank the hundreds of residents in and around Mayfair for participating in our spring Shred-a-Thon on May 1. It's an important fundraiser for us that allows us to sponsor the free concert in the Park, the Egg Hunt, and publication of the Mayfair Mirror. This event was wonderfully successful! We especially have realtors Dan Percefull and Barry Kaplan from REMAX to thank for paying for the rental of the PROSHRED truck, so that all our private papers could be shredded right on the spot!

I hope you were able to take part in the Mayfair Garage Sale, sponsored by Brad Colburn of Madison Properties. This is a

busy event, and we appreciate Brad handling all the details.

Upcoming events are the Concert in the Park on Aug. 28 and the new Taste of Mayfair on Sept. 18. Mayfair Park is 25 years old this year, so we're especially happy to celebrate by welcoming back the Denver Municipal Jazz Band to play for us, as well as a variety of food trucks. Food trucks arrive at 5 p.m. and the music starts at 6 p.m. The Taste of Mayfair will be a joyful collaboration of the shops and restaurants of the Jersey Shoppette. Look for more information in this issue.

I especially want Mayfair residents to think about joining our MNI board of directors. We have an active board consisting of folks who want to make the neighborhood a safer and even friendlier place. Are you a person who enjoys meeting new people? Do you get satisfaction from working with a small group to plan and carry out projects? Are you willing to pitch in when volunteers are needed? We're looking for you! Contact me at mayfairneighbors@gmail.com. We have lots of fun, too!

Finally, a big thank you to our advertisers and our paid members for their support. I truly appreciate your loyalty, especially during the hard times of the pandemic. Thanks for staying with us!

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Capital Dent Masters, in the Park Hill neighborhood, is an auto body repair shop that specializes in paintless dent removal. Located at 1515 Grape St., Capital Dent Masters has been helping not only the neighborhood, but the surrounding Denver Metro Area, for the last three years from their brick-and-mortar shop.

Jorge and Lory Celma opened their shop here after more than 10 years working in the paintless dent repair industry in Europe. Looking to settle down, the husband-and-wife team fell in love with Colorado while here on a contract



Jorge and Lory Celma in front of their Park Hill auto body shop.

after the hailstorm of 2017. The following summer, they moved with their newborn to Denver and began following their dream.

Paintless dent repair is a method of auto body repair that was developed in Europe. Highly trained technicians apply just the right amount of pressure with metal rods to mold the metal panel of the vehicle back to its original shape. This repair method has zero environmental impact and returns the value of your vehicle back to like new condition, before the dents occurred. This is the preferred method of insurance companies to repair hailstorm damage and is a true art form!

Hailstorms are a yearly occurrence in Colorado, as we are located in an area of the country known as 'Hail Alley.' Fixing your hail damage is covered by any comprehensive insurance plan, as it is considered an 'Act of God' - an event where there is no blame and therefore is covered under insurance. Not only are the repairs covered but your deductible will not go up. Your vehicle is an investment and a part of your family – and treated as such at Capital Dent Masters.

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Capital Dent Masters continued from page 6

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Two Mayfair gardens to be featured in the Park Hill Garden Walk



By Jean Ercolani

After an historic year of cancellations due to the pandemic, we are thrilled to announce that the Park Hill Garden Walk is back in full bloom. We are also happy to announce that two Mayfair gardens will be featured this year along with six other Park Hill neighborhood gardens. This phenomenal tradition returns June 13, from 9 a.m. to 4 p.m.

Tickets are available now at www.parkhillgardenwalk.org for only \$15, seniors (age 65+) are \$12 and children

under 12 are free. Tickets are also available at these retail locations.

- City Floral: 1440 Kearney St.
- Spinelli's Market: 4621 E. 23rd Ave.
- Cake Crumbs: 2216 Kearney St.
- Park Hill Community Bookstore: 4620 E. 23rd Ave.
- Ace on The Fax: 7100 E. Colfax Ave.

I met with the owners of one of the Mayfair gardens and they have created a garden with over a thousand types of plants so that there are flowers 10 months out of the year. The only months they don't have something blooming are December and January. They have also made more than 40 hypertufa troughs that bring character and interest to the yard. These troughs look like cement, but they are made of a combination of cement, peat moss and vermiculite, making them much lighter and easier to move. They also incorporate items such as sushi dishes and other small decorative glass elements to bring more visual interest to these planters and their garden.

James is the garden guru and can be found puttering around the yard all year long. He has spent countless hours studying not only plants native to Denver, but also regions around the world that mirror Denver's weather and soil. This has resulted in having a large spectrum of plant species and their garden requires minimal water. In fact, they water by hand.

I asked James and David what area of the yard is their favorite. They both said the front, but for different reasons. David likes to sit on the front porch and read while looking out at the yard. Since it's always changing, he always sees something different and interesting. James likes an area of the front yard called hell strips. Again, it changes constantly

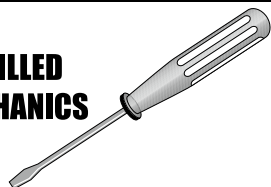
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and has the largest variety of plants. Ask about the hell strips when you visit. I also asked what tips they have for someone wanting to start or improve upon their garden. They immediately told me about a gardening book called “The Undaunted Garden” by Lauren Springer. They swear by it.

Other gardeners participating in 2021 Garden Walk have created their own unique spaces. You’ll see some spectacular elements, including a multitude of creative water features, fishponds, unique pottery, stained glass steppingstones, and impressive sculptures. A couple of yards were designed with a cottage garden feel, but with the Colorado climate in mind. Not a simple feat. Smart water gardens and a garage rooftop garden represent the special and unique features you’ll experience.

A total of eight magnificent gardens will be featured this year. As always, area artists will be displaying their work at each garden. Some artists will also be selling their artwork to Garden

Walk attendees. The art forms range from oil paintings, watercolor, en plein air, mixed media, acrylic, ceramic sculpture, metal sculpture, jewelry and more.

Don’t delay. Get your tickets today. Attendance will be monitored at each garden so as to avoid over-crowding. However, we have also extended the hours to ensure everyone gets to experience each garden’s glory to its fullest.



The Park Hill Garden Walk committee is a group of volunteers working to raise funds to support the Greater Park Hill Community mission. Greater Park Hill Community, Inc., is a volunteer-based registered neighborhood organization that promotes the character and vibrancy of Park Hill through its resources, information and advocacy, all while preserving the quality of life and the history of the neighborhood through community participation. Learn more and get involved in the Greater Park Hill Community at www.greaterparkhill.org.

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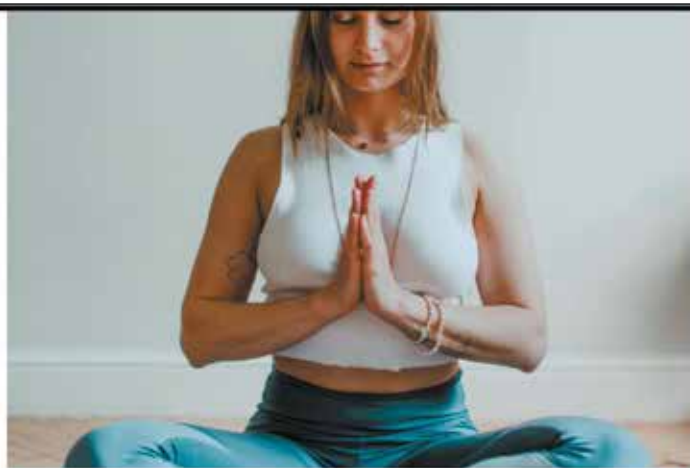
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Steadyhand Barber Company the latest addition to the Jersey Shopette

By Leslie Reingold, MNI Vice President and Secretary

When you come to Steadyhand ... you find your barber. Such is the motto at Steadyhand Barber Company, a new business in the Jersey Shopette. Gabriel Maestas, owner/partner, and Diego Carreon, manager/partner, opened this new venue around October 2020 to create an inviting community barbershop that transcends the average place where one JUST gets a haircut.



This sleek, spacious, environment, with a western tone, acknowledges Latino culture with expertly framed photos, paintings, and artifacts. Among them are shimmering and colorful retablos; spare charcoal sketches of urban life; and pastels depicting Mexican scenes. Plus, the shop has a Foosball Game, succulent plants and a lovely animal skin on the floor of the comfortable lounge area with its soft couches and chairs. Fully fitted barber chairs are on the opposite side of the room. Such an atmosphere promotes connection.

Not only does Steadyhand provide a classic cut with a modern, fresh focus, beard trims and other grooming tips, but it also wants to work with its male clients to help them develop their own style. Tapers, fades, crew cuts, straight razor shaves and hot lather neck shaves are just a few of

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the choices. The barbers want to develop a conversational relationship with gentlemen that will last for a long time. Diverse age and demographic groups represent their clientele.

Gabriel, a Denver metro native, and Diego, long-time compadres, met several years ago at Emily Griffith Technical School's Barber School. In fact, Gabriel still teaches there, part time. After working together for a few years at a different barbershop, this opportunity to actualize their entrepreneurial dream of a contemporary barbershop with the values of a neighborhood hub occurred. They took the risk and opened Steadyhand during the pandemic.

People can arrange their own appointments with their barbers from 10 a.m. to 6 p.m., Monday through Saturday. A basic cut costs \$40, and it is \$50 and up for an additional beard trim or other options. While there are three barbers there now, they are open to hiring a couple more people.

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Santos Café & Grill offers delicious Mexican and American fare

By Leslie Reingold, MNI Vice President and Secretary

Santos Cafe & Grill, a much needed and appreciated Mexican and American-style restaurant, opened about a year ago in the small shopping plaza at 11th Avenue and Syracuse Street, and really meets a need.

This is a family-style restaurant owned and operated by Jose Santos and his children Ana Karen and Jose Jr., who are onsite greeting and serving customers. In 1998, Jose moved here from San Andres, Jalisco, Mexico and began working in a burrito pushcart. Within a few years, he owned three pushcarts situated in downtown areas, and then created Tres Girasoles (Sunflowers) in the Clayton area on Bruce Randolph Street. Working hard, building for family, and providing a service are traits that reflect his character and values.

My husband and I ate lunch there last week and enjoyed large, delicious, smothered burritos in homemade chili sauce. Plus, we sipped great lattes from their diverse drink menu, which includes Mexican and American choices.

Open from 7 a.m. to 3 p.m., Monday through Saturday, the venue specializes in Mexican comfort foods like tacos,



enchiladas, burritos, quesadillas, egg breakfasts like huevos rancheros, salads, and sandwiches. Sit down meals, takeout food and Grub Hub delivery are available. In essence, there is something for everyone, and business was brisk with people in line for all options. The food is very affordable. Prices of these comfort foods range from \$5 for takeout/hand-held options, to \$9-\$12 for in-house full plates.

Drinks range from \$2 to \$5, and the sparkling, glass display case in the front presents various pastry treats such as macarons and cookies, and fresh fruit. Parking is free and easily available.

The environment is just delightful because it is peaceful, spacious, and clean with a sleek, modern beige/brown decor and an assortment of chairs and couches. For me, the unexpected treat was the music: mellow piano jazz, in contrast to the tinny muzak that one typically hears in restaurants. Though very busy, the staff were unfailingly polite and organized as they dealt with families, couples and singles.

Make sure to check out this yummy restaurant that offers succulent Mexican food and caring service.

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Taste of Mayfair and Celebration of Mayfair Park's 25th Anniversary

Sept. 18, 2021, 12-8 p.m.
Jersey Shoppette, 900 Jersey St.

SAVE
THE
DATE

Food tents, wine tastings, art vendors, children's play area and music. Come enjoy the food, the atmosphere and meeting new neighbors. A percentage of the evenings proceeds will be donated to the Denver Dumb Friends League.

If interested in becoming a vendor and for more information please contact aoylermitsch@gmail.com



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BOOK NOW: STEADYHANDBARBER.CO

Denver DA addresses how her office is tackling issues of racial justice

By Beth McCann, Denver District Attorney



McCann

Greetings from Your Denver DA!

It is great to be back with the Mayfair Mirror readers. Since the Spring 2021 issue, the Denver DA's Office has been incredibly busy. After a long pause due to COVID, jury trials resumed in April. With in-person trials moving forward, the courts are clearing up a backlog of old trials in addition to new trials

coming into the system. If you receive a jury summons, I hope you will serve if you can. Our system of justice requires your participation.

Justice was served when jurors in Minneapolis found former police officer Derek Chauvin guilty of murdering George Floyd. George Floyd's death affected our entire nation and galvanized many in Denver to take to the streets and demand changes to policing and an end to systemic injustices rooted in racism. The guilty verdict moves our country forward, however, there is still more work to do.



McCann with Maribel Salazar who won the 2020 Outstanding Victim Advocate Award from the Colorado Organization for Victim Assistance (COVA).

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You can be assured that our office is committed to being part of the solutions that create a fair and equitable society.

Long before George Floyd and other racial injustices surfaced, I was concerned with the over representation of people of color in the criminal justice system. I commissioned an independent research study to explore whether any racial and ethnic disparities appeared in how our office prosecutes cases. In undertaking this work, I had two important goals: to ensure fair and equal justice and treatment for all, and to gain your trust by being transparent. You may read the study's report on our website, Racial Disparities in Prosecutorial Outcomes; An analysis of felony cases accepted for prosecution in the City and County of Denver.

I am pleased, but not surprised, that the report did not find racial or ethnic disparities in our overall plea bargaining and resolution of felony cases. Review of case files and administrative data showed no differences between Black, Hispanic and White defendants in general plea dispositions

of cases. The report makes recommendations that I am committed to pursuing and some that were already underway prior to the report's release.

The real gift of this research is that it is sparking conversations internally and externally. Colorado's elected district attorneys from small, medium and large jurisdictions, Republicans and Democrats, are now discussing the prosecutors' role in correcting racial disparities in our work. It is encouraging to hear commitment, determination and innovation as DAs consider how to improve many facets of a cumbersome system.

Legislative Session 2021 – Spring also means the Colorado General Assembly is in session. Every year, we vigilantly follow criminal justice legislation to advocate and inform outcomes that ally with our mission. Two gun bills we supported sailed through the legislature and were signed into law by Governor Polis. The new laws require gun owners to safely store their firearms in households with minors and for gun owners to report if their firearms are lost or stolen within five days of that discovery. These changes will help law enforcement track stolen guns,

prevent many needless tragedies, and make the community safer.

We also support the prison population management bill, Senate Bill 21-062. As a community and a nation, we are looking at the issue of who should be held in jail pending resolution of a criminal case. This bill addresses one aspect of this question by empowering police to issue a summons (in appropriate cases where public safety is not a concern) versus arresting a person for misdemeanor and lower-level felony offenses. The benefit of issuing a summons is that the person does not have to spend the night, or even an entire weekend, waiting to be released on bond. The bill also allows police officers to transport those who are being accused of a crime to a hospital, mental health or detox facility instead of jail.

Maribel Salazar – Each year, the Colorado Organization for Victim Assistance (COVA) leads Denver's annual observances of National Crime Victims' Rights Week, which marked its 40th anniversary this April. This year's theme, "Support Victims. Build Trust. Engage Communities," was designed to emphasize the importance

continued on page 16



LUNCH MON - FRI 11 AM - 2 PM, DINNER DAILY 4 PM - CLOSE, BRUNCH SAT & SUN 10 AM - 2 PM

Chef and Restaurateur Jimmy Lambatos has been an icon in the Denver restaurant scene for over 50 years. The former owner of Footer's Restaurant, Footer's Catering, Bauer's and Ivy at the Glenn and co-founder of Quizno's brings you Jimmy's Jersey Street Cafe & Osteria. Serving the finest Italian fare and seasonal favorites!



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of leveraging community support to help victims of crime. During this year's observance, COVA recognized our Victim Advocate, Maribel Salazar, with the 2020 Outstanding Victim Advocate Award within the Public Sector. Maribel is the consummate embodiment of a victim advocate.

According to Maribel, the victim advocate is the backstage manager, the one to put all the pieces in place and navigate the victim through what can be a complicated trial process. Maribel often becomes close to the victims and their families and stays connected. Maribel says that a victim's gratitude is a sense of pride for her.

Community Engagement – Increasing confidence and trust in our criminal justice system is a priority for our office. We do this through direct connection and dialog with Denver residents where they live, in their own community. Here are some ways we engage:

Neighborhood meetings – Our deputy DAs are available to attend neighborhood meetings to hear from you about your concerns and respond to questions. One of our deputy DAs said of his experience participating in neighborhood meetings, "their members all share something in common: an unwavering commitment to their communities." He says

attending neighborhood meetings is a "humble reminder of all the work we must continue to accomplish together." To schedule a neighborhood meeting contact: mary.brice@denverda.org

Consumer protection – It is far easier to prevent economic crime than to undo the possible financial damage from having your identity stolen. To assist Denverites from getting scammed or defrauded, speakers are available to present on how to stay protected from fraud, scams and identity theft. These presentations are free of charge to groups, clubs or organizations of 10 or more people. Topics include ID theft prevention, how to spot the red flags of a scam, telemarketing and sweepstakes scams, caregiver exploitation, cybercrimes and affinity fraud. To schedule a speaker or to sign up for our Consumer Fraud Alerts, call 720-913-9036, or email amc@denverda.org.

Youth Advisory Council – Students ages 12-18 years old apply and are selected to the Youth Advisory Council based on their desire to be involved with and participate in discussions concerning issues facing young people in the Denver community. Believing that youth are best served when they are active participants in decisions made about them, the Council members provide an ongoing voice to inform our work. To learn more or apply visit: www.denverda.org/youth-advisory-council/.

Denver District Attorney Beth McCann is the chief law enforcement officer for Colorado's Second Judicial District, which aligns with the City and County of Denver.

Contact the Denver DA's Office at 720-913-9000

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City Council Corner

By Councilwoman Amanda Sawyer

District 5 park upgrades happening in 2021

Did you know that Denver Parks & Recreation (DPR) maintains 250-plus urban parks, 80 miles of trails, 14,000 acres of mountain parks, 30 recreation centers and 31 indoor swimming pools? Denver's delightful parks are year-round destinations for residents, and our rec centers are well-loved fixtures in many of our daily lives.

I recall the first time my family and I attended the Mayfair Concert in the Park, hosted by Mayfair Neighbors, in 2018. I was blown away by the event: the wonderful music and park setting, the fabulous food truck fare and the enthusiasm and excitement of everyone in attendance. Even though we live in a different neighborhood, my kids, my husband, and I felt warmly welcomed by everyone. We had a marvelous night and I look forward to attending this year's concert on Aug. 28!

As you likely are aware, funds are tight in all city departments and DPR is no exception. In early March, when I heard that DPR would not be able to provide a Port-O-Let at Mayfair Park this season, I advocated for its reinstatement and even offered to spearhead a fundraiser or have my office absorb the cost. I am pleased to report that the same day that I made that offer, DPR reallocated resources and the Port-O-Let at Mayfair Park was delivered the next day.

All around District 5 and as part of the Game Plan for a Healthy City, several parks, as well as Montclair Recreation Center, will receive upgrades by the end of 2021. As our city continues to recover from the public health emergency, Denver rec centers began reopening in May, and many of our outdoor pools will reopen in June. Below is an overview of the DPR projects that are actively underway in District 5. I hope you'll explore Denver's parks and rec centers – those in District 5, as well as those around the city and state!

Crestmoor Park

Thanks to voters who passed the Elevate Denver Bond Program, walkways and picnic site upgrades to the

south walking trail will make the park more accessible to the community. Work will include regrading, drainage improvements, irrigation, and site amenities including picnic tables and grills, and new trees. Upgrades to the walkways on the north side of the park will be added in phase 2 of the project and that timing is yet to be determined.

- Construction Start – Spring 2021
- Construction Complete – Late 2021

Montclair Park

Funded through Elevate Denver Bonds, and with significant community input, plans include replacement of the 50-year-old tennis court with a new post tensioned court, a horseshoe pit, ADA accessible walks, parking, and improved ADA accessible picnic areas.

- Construction Start – Spring 2021
- Construction Complete – Fall 2021

Montclair Recreation Center

Funded by DPR's Capital Improvement Program (CIP), a new dehumidification unit will be installed along with improvements to the building envelope and new roofing.

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- Design – Ongoing at the time of this writing in late April
- Construction Start – Spring 2021
- Construction Complete – Late 2021

Verbena Park

Funded by Denver CIP Funds, the project will include upgrades for the playground; athletic field drainage; and picnic facilities as budget allows. Based on input from the surrounding community, and depending on budget, the basketball court may also be moved to a different location within the park.

- Design and Construction Documents – Spring/Summer 2021
- Bid Construction – Fall 2021
- Construction Begins – Winter 2022

Robinson Park

Based on significant community input and paid for through Elevate Denver Bonds as well as private fundraising, this project will replace the playground and basketball court,

and will include accessibility upgrades and improvements to the picnic facilities and landscape.

- Construction Start – Spring 2021
- Construction Complete – Late 2021

For updated information for these and all DPR projects, including opportunities for public comment and contact information, visit denvergov.org/ParkProjects.

Additionally, thank you to everyone who stepped up to lend a hand at the District 5 Spring Clean-Up Day on May 16! This fall, my office will again organize a clean-up day for the other half of D5's parks. Please be in touch with our office at denvercouncil5@denvergov.org or 720-337-5555 if we can be of assistance with an issue, and to share your comments and feedback. Sign up to receive our monthly newsletter and updates at bit.ly/Council5News, and we'll keep you updated through these communication channels:

- [instagram.com/denvercouncil5](https://www.instagram.com/denvercouncil5)
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Make a difference – support your neighborhood!

Join Mayfair Neighbors, Inc. or make a donation to support our events and publication of The Mayfair Mirror.

We have a variety of memberships – all are tax deductible:

☐ Individual or Family (\$20) ☐ Seniors (\$15) ☐ Business (\$30)

If these fees are not feasible, MNI will accept a membership donation that is comfortable for you.

Please send to Mayfair Neighbors, Inc., PO Box 200306, Denver 80220-0306 or mayfairneighbors@gmail.com.

Name _____

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Email *(to alert you of events and pertinent neighborhood info)* _____

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Areas of interest for volunteering _____

Mayfair Neighbors, Inc. (MNI) is a 501(c)(3) nonprofit organization staffed by volunteers. The Mayfair Neighborhood Association is a Registered Neighborhood Association with the City of Denver. Mayfair's borders are (clockwise from the north) Colfax, Monaco, 6th Avenue and Eudora, encompassing more than 3,200 households.

Q&A with Christ the King School Principal Erich Hoffer

By Jean Bolling, a Mayfair Neighbor

Did you know Christ the King School for preschool through eighth grade is right here in the Mayfair neighborhood? My husband and I have sent our son to Christ the King since Kindergarten, and he is now in the fifth grade, being challenged academically and being given superb character formation. Before we enrolled our son years ago, we interviewed other families who talked highly of the education their children received at CK, the support to develop their kids into tomorrow's leaders, and a community that they could remain in through eighth grade. We definitely see the value in this community for the children as well.

Erich Hoffer, the principal at Christ the King, joined the school in Spring 2019 and officially became principal in August 2019. What a year to become principal! No one could have anticipated that Coronavirus would occur and how much it would impact all our lives, including how much it impacted our children.

What brought you to Christ the King School? I immediately felt a sense of belonging at Christ the King; it has a true family atmosphere that is a rare find in schools. Kids want to be here to learn, and parents want their children to be a part of this community. That level of support is awesome! There is a collective responsibility here that makes caring for others a priority. The church and school are partners in this mission, and both are grounded in our faith, and I immediately felt that during my interview process. Our faith allows us to move forward with a clearly defined, shared purpose, and it allows us to focus on all we have to be thankful for and all we have been given.

What type of leader do you strive to be? First and foremost, I want to embody servant leadership. I strive to be someone our parents and kids trust, and that means open and honest communication, even when it's hard. Being an excellent Catholic school leader means providing an example of a faith-filled life (as we all try to do) in my daily interactions. Finally, I want to be a principal who knows that he doesn't always have the perfect answer, and because of that, I am someone who looks to others for help.

Expand on the school motto of "To Know, to Love and to Serve." As a school community, we believe we are called to form our students into the people God has called them to be. This means we honor the dignity of each person



by knowing ourselves and striving to know others, loving God and loving others for who they are, and living a life of service to our families and our communities using the gifts we each have been given.

How does the faith of the community contribute to the school atmosphere? Because of our faith, we believe we all have God-given dignity, and we have been called to invite people in. If people take a tour, I know they would feel something special as they walked through our building. Here, it's okay to be different; it's okay to explore your gifts and talents. This means our community welcomes others – we can celebrate diversity through the lens of our faith in a way that honors everyone involved.

Describe the vision for education at Christ the King School? We strive to provide holistic formation – we want to assist parents in forming their children – physically, emotionally, and spiritually. We want to help each child think critically, act honorably, and give generously. The most important thing we do is to cultivate their minds and hearts to serve others with the gifts they have been given.

Tell us about the school faculty? Our faculty is truly remarkable. Their personal relationships and care for young people make this school a very special place. The average tenure of a faculty member at Christ the King is 16.5 years, and we have three faculty members who have each served over 35 years in the classroom. Each teacher prepares the children in their care to do well academically, but they are also concerned with forming their students into excellent mothers, fathers, spouses, citizens, and faithful leaders.

Look for Part II of this article in the next issue of The Mirror.

The Real Estate Market

By David Bromberg, a Mayfair Neighbor

Attached Homes

A year ago, my attached homes review was preempted by a global pandemic and I discussed the early days of real estate with COVID. In this issue, I'm back on track reviewing attached properties (condos, townhomes, duplexes, slot homes).

Despite the COVID craziness and uncertainty, attached homes sales were up 9%. Year over year average price was up a whopping 24%. This is because the general market was up and we have robust new construction activity in this segment. Today's new attached homes are pushing up the average above-ground square footage by 15%. New construction skews the Average Days on Market (DOM) for 2020; DOM for resale properties was 32 (125 properties) and 128 (20 properties) for new construction.

There were three primary new construction projects in the neighborhood in 2020. There is a six-plex at the corner of 13th Avenue and Jersey Street that sold out in 2020. There are two, one-bedroom units and four, two-bedroom homes. They range from 702 to 892 square feet and sold for \$339,000 to \$409,000. Along Hale Parkway at Birch Street are 17 slot homes, 12 completed and five under construction. They range from 1,730 to 1,765 square feet and sold for \$565,000 to \$595,000. At the 9+CO site, there are 35 luxury townhomes being built. Three sold in 2020 and 12 more through April 2021. They are all 3-bed, 5-bath, 1,695 to 2,795 square feet above ground and sold from \$950,000 to \$1.45 million.

The first third of 2021 (January through April) is off to a very strong start relative to 2020. The number of attached homes sold was up 63%. The average and median sold prices are up 82% and 52% respectively. Average square



footage is up 38% and average days on market are down 64%. The 12 townhomes that have sold at 9+CO this year have skewed the statistics. Those townhomes have an average 2,334 square feet and sold for an average \$1.26M.

The Tax Man Comes Again

Like clockwork, the postal service delivers thousands of Real Property Notice of Valuation letters to property owners at the beginning of May. Every two years, County assessors across the state “value” properties to assist in the computation of property taxes to be collected by the counties. For residential properties, a “market/comparable sales” approach is used to determine the value. The comparable homes used were sold during the period of July 2018 through June 2020.

If you disagree with the County's valuation of your property, you can protest by mail, fax or online at www.denvergov.org/onlineprotest by June 1. Submit your appeal document from the 24-month based period (July 1, 2018 to June 30, 2020) – this could be an appraisal or market sales information (contact your REALTOR® for assistance). Make sure to retain a copy of your appeal for your records. Again, your protest must be received by June 1. The Assessor will mail a decision regarding your appeal on or before Aug. 31. Rumor has it that the Assessor will reject most first round protests. If you still disagree with the Assessor's decision, you can continue your appeal to the State Board of Assessment Appeals, to District Court, or to binding arbitration (the choice is yours).

Each year, Denver collects more than \$750 million in property taxes. The money goes toward schools, Denver's general fund, to pay off bonds, provide social services, capital maintenance, trash collection, and police and firefighter pensions. Denver's property taxes are among the cheapest in the metro area and don't forget next year when you are paying your taxes how wonderful Denver and Mayfair are.

David Bromberg is a licensed REALTOR®

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Spring Shred-a-Thon a success

By Jackie Medford, MNI Board Member

May Day in Mayfair was a sunny, HOT 81 degrees but the Shred-a-Thon was our greatest success ever! People were lined up before 8:30 a.m. and it was steady until noon. PROSHRED loaded 290 trash cans full of documents into the truck and we made enough money to get a paper copy of the Mirror out so thanks to all ... the shredders and the volunteers!

Thank you to the 28 new members who signed up and the 32 neighbors who renewed their Mayfair Neighbors Inc. membership! We also got people who expressed interest in volunteering and joining the Mayfair Neighbors board! (Oh happy day) None of this could have happened without the sponsorship of Dan Percefull from REMAX and Barry Kaplan from Cherry Creek Mortgage, two guys interested in our lovely neighborhood and willing to help anyone who needs help. Thanks guys!



And last, but not least, our board members who volunteered in all that heat – Elaine, Zo, Jeanne, Dan, Leslie, Jim M., Todd, Patricia and Jackie, with added help from Barry and Holly. We couldn't have done it without you.

Keep cleaning out your files, drawers and closets since our Fall Shred-a-Thon is set for Oct. 23, 2021, from 9 a.m. to noon at 14th and Krameria. See you all then!



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Tips and Tricks for Pruning Your Trees

By Paul Cancik, Urban Forestry Operations Assistant



Cancik

With spring upon us, many residents are eagerly planning their gardens and starting to spruce up their yards. Pruning helps trees live longer, which allows them to grow taller and contribute to Denver's urban canopy. With this in mind, Denver's Office of the City Forester is offering helpful tips for pruning. It's important to keep in mind that if you cannot safely prune your tree from

the ground, it's best to hire a licensed tree care professional since they use specialized equipment and have the necessary field knowledge. When you prune a tree, you are planning for the future, and with patience, you will ultimately have results that benefit generations to come.

Why should you prune your trees?

- Pruning helps ensure that your tree develops a strong form/structure and prevents breakage in the future.
- Thinning your tree makes the crown (top) healthier by allowing more air and sunlight to pass through it.
- Pruning, much like watering, helps give your tree longevity; future generations will be able to enjoy it.
- Removing deadwood from your tree helps prevent insect infestation.
- If pruning is neglected, a tree can become susceptible to breakage, making the tree potentially dangerous.

What should you prune from your trees?

- Follow the "3 Ds" of pruning: only remove Dead, Damaged and Diseased wood, especially if the tree is not established. You can also prune branches that impact the structural integrity of the tree.

- Be deliberate about what you prune from a tree.
- It's important to prune around stop signs and to ensure sidewalks are clear to prevent accidents on or near your property. Stop signs should be clearly visible and sidewalks free of obstructions. The clearance requirements in Denver are 8 feet above sidewalks and 13.5 feet above streets and alleys.

When should you prune your trees?

- While you may prune your tree year-round, ideally the best time to prune is late in the dormant season or early spring, before leaves form. This is typically a good time to remove excess or undesired branches because the tree is not putting forth energy to create foliage.
- Certain trees, including American elm (Dutch elm disease) and fruit trees in the rose family (fire blight) should only be pruned while dormant to reduce the spread of disease.
- Only prune a young tree two years after it has been planted and just focus on dead, broken, crossing and interfering branches.

Tips for pruning:

- Make sure that every pruning cut you make is clean and smooth. The best tool to use for pruning is a pair of sharp bypass hand pruners for one-inch branches because they make smaller cuts that the tree can recover from faster.
- Colorado has a very short growing season compared to other regions. A shorter growing season means the tree has a shorter period of time to create and store energy, which ultimately affects how quickly a tree can recover from pruning. A young established tree can tolerate removal of one-third of its foliage in a growing season. A mature tree should never have more than 25% of its live foliage removed in one growing season.
- If you are pruning something off your tree that you can't reach from the ground, it's advised that you hire a tree care professional since they use specialized equipment such as an aerial lift truck/bucket truck and they have the needed field knowledge and expertise. In the City of Denver, tree contractors are required to be



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continued on page 23

A Plea for Trees

By Amaryllis Fletcher, a Mayfair Neighbor

Trees and humans have had an intimate relationship since the beginning of recorded time. One of my first childhood books told of ancient peoples' love and reverence for the Rowan tree, the Ash with red berries. It was thought to protect and to ward off evil spirits. In Tolkien's *Lord of the Rings*, the Ents are towering tree beings, ancient and wise, and in present day India, in a village, Piplantri, the community pledged to plant 111 trees in celebration for every girl child born. And they promise to support the education of each girl, thus reversing the long-standing attitude that girl children are a burden and undesirable. As a result of this custom a forest has flourished where previously there was arid wasteland, the water level has risen, and the air is cooler and purified. The local ecology transformed, the whole community is healthier and happier.

There are countless stories of how trees have benefitted humanity and how humans have respected, revered, and cultivated trees.

When I moved to Mayfair ten years ago one of my favorite things about this neighborhood was the feeling of spaciousness. Walking to Mayfair Park I love the wide ever-changing skylines, mountains in the distance. Single story homes, too, leave the view open and the air free. There is room for people to enjoy the walkable streets and the park in a myriad of ways.

But just in the last decade a number of beautiful old trees neighboring my house have come down. And along 12th

and 11th avenues, and some wide north/south streets, there are blocks with few or no street trees. It is not pleasant to walk there in the summer when these broad unshaded streets radiate heat like a stove. The air is thick and hard to breathe.

A recent REMAX of Cherry Creek newsletter headlined an article "Denver plants trees to combat growing heat," quoting the Post. "The city has begun a \$1 million tree planting initiative." The trees will be planted on "public access" property and in "low-equity neighborhoods." The article points out how far below other large cities Denver ranks for green space, trees, grasses and plants. And it mentions the increasing competition from developers when it comes to the future of our city.

In Mayfair, too, we're seeing the influx of development, small one-story homes are being scraped and much larger buildings cover almost all the lot. With each transition green space is lost. Closer to Colfax even higher buildings are proposed and more concrete will be poured. There will be more pollution and less green to filter and cool the air, less shade, less trees.

Perhaps a truly worthy project for the Mayfair Neighborhood would be a tree planting initiative of our own. Personally, I wish we could just undo the unnecessary concrete breadth of some of our streets too. But if at least the streets and the walks we traverse every day could come to be shaded that would be a true blessing.

Pruning continued from page 22

licensed and insured. A list of Denver's licensed tree contractors can be found by visiting <https://www.denvergov.org/forestry>.

- If you suspect an insect problem, contact a tree care professional to develop the most effective and environmentally conscious solution.
- Covering a wound or using wound dressings is not recommended and may be detrimental to tree health.

Want to learn more? Our friends at The Park People offer a community forester program with classes that cover a variety of topics, including pruning and tree planting basics. You can sign up here: theparkpeople.org/What-We-Do/Community-Forester-Program



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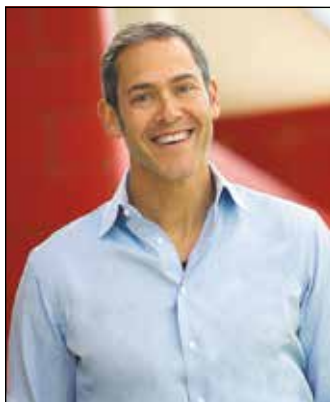
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Ave. Pkwy. on the south. The Mirror is distributed free of charge to over 3,500 residences and businesses within Mayfair, and is made possible through the support of MNI members and local advertisers. For information about advertising in our next newsletter, please call

303-393-1363. MNI reserves the right to refuse any advertisement. We invite you to send any questions or comments about MNI, The Mirror, or the Mayfair neighborhood in general to: Mayfair Neighbors, Inc., PO Box 200306, Denver, CO 80220.



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