



Fridays Out Front in Full Swing in June at Jane Lorimer's Residence

WDCA Winston Downs Community Association

June 2018

In this issue

The Best \$15 You'll Ever Spend

The Winston Downs Community Association (WDCA) is a Registered Neighborhood Organization (RNO) formed by residents of the Winston Downs and Lee Downs subdivisions. We serve all single-family homes in the neighborhood bounded by Monaco, Alameda, Quebec and Leetsdale.

We are not a Homeowners Association (HOA) so we do not set or enforce rules, maintain property or mandate fees on residents.

Instead we are a group of volunteers that promotes community by organizing social events, connecting residents with each other and with support service networks, keeping residents informed about city development and other issues, providing safety and crime prevention tips and serving as a liaison with the city for zoning/permitting and policy issues.

All of this for a voluntary \$15 per household. You can download a membership form at our website: <http://www.winstondowns.org>

PLEASE... LIKE US

If you're on FB, so are we. Right now, we have 119 homeowners who "follow" the Winston Downs Community Association FB page - and we would love to have more followers. It's an easy and cost-effective way to spread news, events, questions and fun to our neighbors.

Go to "Winston Downs Community Association" and follow (and like!) us. You'll make the page admin happy.

UPCOMING EVENTS

Fridays Out Front has begun! Here are upcoming dates

July 20 Fran and Harvey Cohen
6962 E. Walsh Place

August 17 Laurie Brock
6861 E Center Ave

September 21 – TBD

Contact Wendy Glazer if you would like to host a FOF event:

Phone : 303 906 9000
Email: Bdglaz@aol.com

Also – save the date:
Winston Downs Block Party
Sunday August 5 from 1 to 3 PM

We Have New Board Members

At our most recent annual meeting, we received a flood of interest in joining the WDCA Board, for which we are very grateful. We would like to welcome the following new Board members:

- Marsha Badanes
- Jean County
- Jeff Herman
- Jane Lorimer
- Terry Telfer

Also, it is with a heavy heart that we are saying goodbye to Robyn Glazer and Cherie Wahl, who are both moving out of the neighborhood and will not be able to continue serving on the Board. Thanks to Robyn and Cherie for all their hard work on the WDCA Board.

- ➔ Annual Meeting Recap
- ➔ Fairmount Liquor License Denied
- ➔ Safety Report
- ➔ Denver Happenings
- ➔ And More...

WDCA MEETING DATE!

The WDCA meets every month on the **THIRD Tuesday** at 7:00 PM in the library at BMH Synagogue 560 S. Monaco Parkway. Please join us. We'd love to meet you and hear your ideas. It's only through neighbor participation that we find out what matters most to you.

Visit our website for access to all of the news and information that affects your community:
www.winstondowns.org

AND

Follow us on Facebook:
<https://www.facebook.com/wdhoa>

Annual Meeting Recap

The WDCA annual meeting was held on April 24 at BMH BJ. About 60 residents attended, as did Denver City Councilwoman Mary Beth Susman our City Council Representative from District 5.

Public safety is a key concern for WDCA residents. WDCA board member Jerry Shustrin noted that while there has been an uptick in crime generally in Denver, it has not been as widely felt in the residential part of our neighborhood. The Denver Police Department crime data show that theft of cars and theft from cars are still common problems. Leaving valuables in cars is a sure way to get your car broken into. Outside the residential "island" of our neighborhood, along the Leetsdale and to a lesser extent the Monaco and Quebec corridors, there are a larger number and a wider variety of reported crimes.

Traffic is a growing problem, with speeding and neighborhood cut throughs being major causes for concern. The City has been responsive on several fronts, including putting temporary speed monitoring signs on several major thoroughfares (Virginia and Exposition among them) and planning infrastructure improvements that can help both motorists and pedestrians. One example is the traffic light planned for S. Newport Way & Alameda. One resident asked whether it was possible to get data from speed monitoring signs. In short, the answer is yes and reports can be generated on number of cars, vehicle speeds and more. Note that in the period between the annual meeting and now, DPD provided some basic information from those monitors. The data suggest that speeding is not as bad in Winston Downs as it is in other neighborhoods. However, just the presence of the monitoring signs themselves can serve to slow drivers down. There clearly are many drivers that do not follow the speed limit or observe stop signs in the neighborhood. Also, there have been multiple accidents along Alameda involving cars trying to enter or leave the neighborhood.

One resident made the very valid point that the annual meeting tends to be a forum where residents can make complaints but that there is very little discussion of possible solutions. This led to a proposal to hold a traffic "summit" and form a committee to explore the issues we face in more detail and come up with possible solutions that can be shared with the membership and the City. Those solutions could include an increase in police presence, deployment of more speed monitors and other traffic control strategies, or a physical redesign of key intersections to meet our safety and quality of life objectives.

We had a detailed discussion of the Hotel and Lodging Liquor and Dance Cabaret License application by Quebec Place at Fairmount. More about the status of this issue is provided elsewhere in this newsletter. However, at the meeting a hand vote was overwhelmingly in support of WDCA Board efforts to attempt to negotiate for restrictions on the license that would

- Limit operating hours (stricter on weekdays)
- Prevent Fairmount from providing regular alcohol service (i.e., run a bar open to the public),
- Prevent modification of the license to allow outdoor events in tents, tables, parking lot or other cemetery property, and
- Confine music and sound broadcasts to the interior of event center buildings.

The Board reiterated that its intent was to oppose the issuance of the license unless it could secure an agreement that would protect the community from unintended consequences associated with the license that would harm our residents.

A call for new Board members was made and five new Board members were nominated. Ballots were filled out and collected and all five nominees were elected.

Residents commented on a variety of topics in an open discussion and comments to the Board before and after the meeting:

- One resident requested information on street cleaning (due to the lack of scheduled days, there is a concern that cleaning occurs only on an irregular or sporadic basis);
- A request for homeowners to keep cats inside to prevent damage to gardens and wildlife in the neighborhood;
- Abandoned and/or seldom maintained properties seem to be more of an issue and can cause safety problems (e.g., trees falling) and affect property values in the neighborhood; and
- One resident wanted to know if there was additional information available on the reasons for the closure of The Bagel Store to retail customers. Little information was available on the circumstances that contributed in the decision

Tim Rooney updated residents on the proposed redevelopment of the former Watson's property. No application for rezoning has been made in support of the parcel owners' proposal to develop a one-story car storage rental facility on the site. This is an important issue for the community and requires balancing a short-term desire to see the property put to commercially viable use with risks such as a business failure and associated cleanup/property rehab costs, sale of the property to another developer and impacts of rezoning that could open that section of Alameda up to further commercial development.

Specializing in real estate service

Your every transaction deserves the full measure of confidence ... the trust in ability that comes from long experience.

You are assured specific, experienced attention to the range of simple or complex problems ... by a staff familiar with long-range objectives, and skilled in the handling of details needed to achieve your aims.

CALL ED LAMPERT

ANN LAMPERT REALTY, INC.

420 S. FOREST STREET
303.388.2437

QUALITY SERVICE SINCE 1948

Fairmount Liquor License Denied

Backstory

Fairmount Cemetery applied for a lodging and entertainment liquor license and a dance cabaret license in March 2018. The WDCA Board decided to oppose the issuance of the licenses unless Fairmount agreed to the terms of a Good Neighbor Agreement that would mitigate the negative impacts of the licenses on the neighborhood. Fairmount Cemetery would not agree to the terms of a Good Neighbor Agreement that would have addressed our concerns.

A group of Winston Downs residents along with Lowry United Neighbors (LUN) conducted a petition drive in opposition to the licenses. In all, nearly 300 signatures in opposition to the licenses were collected, including some from a petition circulated by representatives of Fairmount.

The hearing for the license was held in May. Ten witnesses testified against the licenses at the hearing, as did representatives from the affected RNOs (WDCA and LUN).

Excise & License Director Issues Decision

On Friday, June 15, the Denver Excise & License Director Ashley Kilroy issued a final decision denying the issuance of both licenses. The confirmed the hearing officer's finding that Fairmount "failed to prove by a preponderance of the evidence that the neighborhood needs and desires a liquor license and dance cabaret license."

The WDCA and the community as a whole prevailed in its efforts to prevent the issuance of the licenses that did not meet the community's needs and wants.

Thanks to All Who Helped with this Effort

Many thanks to the WDCA Board and residents for their participation in initial efforts to negotiate terms of a Good Neighbor Agreement and subsequent efforts to oppose the issuance of the licenses to Fairmount once it became evident that Fairmount was not going to agree to the reasonable terms and conditions on the licenses that our community wanted and needed.

Special thanks go out to Winston Downs residents Anne Callison and Jane Lorimer and Lowry United Neighbors president Christine O'Connor for their efforts in spearheading the petition that provided leverage that was crucial to deny the granting of the licenses.

This result is a significant and relatively rare win for a neighborhood that opposes unrestricted development that is not consistent with its needs and desires. It shows that community engagement and the public process work in Denver, for which we should all be grateful.

What Happens How?

Fairmount cannot apply for a liquor license for a two-year period. Ideally, if Fairmount decides to pursue a new license application in the future, they will work with our community to ensure that our needs and concerns are addressed. The WDCA asks that, in the interim, if residents do experience excessive noise levels from events, that residents call 311 to report them and document the time and date of the issue.

Car Theft Prevention

The number of car thefts and vehicle break-ins have increased throughout Denver and in the Winston Downs area this year. Car thieves will steal anything including laptops, briefcases, purses, money, packages and, of course, your car. Thieves who used to just try car doors to find an unlocked car have taken to smashing windows, which is costly, time consuming and infuriating. The Denver Police Department recommends that you remove ALL items from your vehicle and make sure your car is locked and alarmed if you leave it outside day or night. Do not keep car or house keys in "hidden" places. Also, keep your outdoor lights on at night to discourage crime of all stripes.

The Denver Police District 3 Commander holds a Community Meeting at 6pm on the first Tuesday every month at 1625 S. University Blvd. For more information, call (720) 913-1300.

FOR ALL YOUR REAL ESTATE NEEDS

when Buying or Selling



Opening Doors for You!



WENDY GLAZER

303.906.9000

bdglaz@aol.com

WendyGlazer.com



Kentwood

REAL ESTATE

DenverRealEstate.com

215 Saint Paul Street #200 | Denver, CO 80206



WDCA
Winston
Downs
Community
Association

info@winstondowns.org
 PO Box 22594
 Denver CO 80222
 www.winstondowns.org

Tim Rooney, President
 303-619-8509

Vacant, Vice-President
Jane Lorimer, Secretary
Joanna Milewski, Treasurer
Jerry Shustrin
Wendy Glazer
Marsha Badanes
Jean County
Jeff Herman
Terry Telfer

Home is where the
 wealth is.

Want to know the current market value of your home?

Call me today for a **FREE Market Analysis.**

Jessica Zalkin
 303.722.3300
 720.251.4778
 jessica.zalkin@kw.com
 jzalkin.kwrealty.com

kw
 KELLERWILLIAMS

Denver Happenings

First Friday evening celebrations

Art District on Santa Fe
 Golden Triangle Museum District
 River North (RiNo) Art District
 Tennyson Street Cultural District
 Pearl Street

Free Days:

Children's Museum of Denver – Play free the first Tuesday of each month from 4 – 8 PM

Clyfford Still Museum – August 4 10 AM to 4 PM

Denver Art Museum – July 7, August 4, September 1, September 8, October 6, November 3, December 1
 (General admission FREE for those 18 and younger all the time)

Denver Botanic Gardens (York) – July 19, August 29, November 3

Denver Botanic Gardens (Chatfield) – July 2, August 7, November 6

Denver Museum of Nature & Science – July 5 (4-10PM), August 13, September 12 (4 – 10PM), October 14, December 9

Denver Zoo – November 9, November 12

Four Mile Historic Park – Every 2nd Friday, 12 – 4 PM

Free All Year Long

U.S. Mint Tour
 Celestial Seasonings Tour (Boulder)
 Coors Brewery (Ages 21+)
 Hammonds Candies Factory Tour
 Colorado State Capital Tour

Wanted: Beautiful Back Yards in Winston Downs

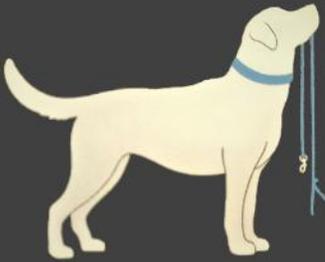
We're a lucky community. We have lovely wide streets with canopies of trees and beautiful homes with well-planned and maintained landscaping.

But there is also a hidden secret that we would like to share with our neighbors: The backyards in Winston Downs are spectacular. There's a tremendous variety of shapes, sizes and forms to be found that are just begging to be shared.

We are starting a project to highlight as many beautiful backyards as we can find. If you have one that you're proud of, we'd love to come by and take a photo and post it on the Winston Downs Community Association Facebook page (no names and addresses - just gorgeous pictures!).

Please send an email to Marsha Badanes at baddrc@gmail.com. You can send your own photos or contact Marsha and she will come by and take some nice pictures for you. Then we will start posting them on FB.

Who knows, maybe we can start a Garden Tour this Fall!
 Thanks, Marsha (your FB admin)



Shira Hill
 Dog Walker

I love dogs.
 I will give your dog
 lots of pets and
 great walks!

303-588-9128
 Shirahill8@gmail.com