



Chatfield Farms hosts corn maze tours during the day, or at night if you are brave

WDCA
Winston Downs
Community
Association

Fall 2017

In this issue

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.

Committee and Volunteer Opportunities

The WDCA Board is often asked to engage in projects that would enhance the neighborhood and raise property values. We look to volunteers to help us implement these projects. We have needs for volunteers to work on numerous issues, including but not limited to newsletter, beautification and social event planning. **Please contact us at info@winstondowns.org if you're interested in joining a committee or if you would like to help in any way.**

WHAT OUR ROLE IS

WDCA is not a homeowner's association, so we don't have the ability to set or enforce rules, maintain property or mandate fees on residents.

Instead, the WDCA's role is to promote community by organizing social events, connecting residents with each other and with support service networks, keeping residents informed about city development and other issues that directly affect us, promoting safety and crime reduction efforts, and serving as a liaison with the city for zoning/permitting and policy issues.



Join Sprout City Farms and your Winston Downs neighbors for some Halloween fun.

There will be cider and harvest-inspired activities including face-painting, apple bobbing, scarecrow stuffing and more

**When: October 31
4 – 5:30 PM**

**Where:
Denver Green School
Community Farm (behind school playground)**

- ➔ Board Recap
- ➔ Safety Report
- ➔ Watsons Update
- ➔ Traffic Signal Plans
- ➔ Denver Happenings
- ➔ Denver GO Bond
- ➔ And more...

DID YOU KNOW?

Visit Denver's Pocketgov to look up waste service schedules, renew your license plates, look up your voter registration status and even find upcoming events and activities nearby: <https://www.denvergov.org/pocketgov/>

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>

Board Meeting Recap

In September, the WDCA Board brainstormed ideas for ways to engage new members of the Winston Downs community and long-term residents who may not be aware of what the WDCA does. So be on the lookout for upcoming gatherings that might call on you to “Bring a neighbor” as a price for admission in the coming months.

The Board also discussed the proposed redevelopment of the former Watson’s memorial property and a planned traffic signal at the intersection of Alameda and S. Newport Way. Both projects are described elsewhere in this newsletter.

B Brooklyn Pizza
 303.355.5777
 890 South Monaco Parkway
 In the King Soopers shopping center on the southeast corner of Monaco and Leesdale.
 Store hours:
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 Friday 1:00pm - 10:00pm
 Saturday 9:00am - 12:00am
 www.BrooklynPizzaDenver.com
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LEAFDROP HAS BEGUN!

Bagged leaves collected during LeafDrop are composted. Drop-off sites are open weekdays from 8 am to 2 pm through December 8 and on weekends from 11 am to 3:30 pm from November 4th through November 19th.

The closest LeafDrop location to Winston Downs is the Cherry Creek Transfer Station – 7301 E. Jewell Ave. (Quebec St. & Cherry Creek Dr. South).

Visit DenverGov.org/LeafDrop to find out more. Print out the coupon below and redeem it for a FREE 5-pack of paper leaf & lawn bags at participating Denver Ace Hardware stores

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 Offer valid 10/1/17 - 11/30/17
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Fall Garden Tips

Here are some to-do items for your yard and gardens this Fall:

- Inspect apple, crabapple and pear trees for signs of fire blight – remove infected branches.
- Turn off and drain your sprinkler system.
- Deep-root water trees and hand water dry soils
- Mow your grass so it doesn’t mat over winter
- Consider a final fertilizer dose for a quicker recovery in Spring
- Remove leaves and yard debris to prevent damage to grass
- Recycle leaves (see LeafDrop) and compost other yard debris
- Cut back perennials that don’t contribute to winter visual interest
- Plant bulbs for next spring
- Rough spade vegetable and annual beds and apply compost



Leaves that look scorched or black are a good indication of fire blight on fruit trees

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Denver GO Bond

On your ballot for this November election, Denver voters will be asked whether to approve the issuance of bonds to support seven projects, labeled 2A through 2G. Each of these bonds corresponds to repairs and improvements in different categories of city infrastructure. The Denver Post reports that the bond would be repaid using a prior tax hike in 2007 that paid back the \$550 million Better Denver Bonds.

2A: Denver Transportation and Mobility System - \$431 million would be used for road repairs, rapid transit, sidewalks, bike lanes and pedestrian improvements

2B: Cultural Facility Bonds - \$117 million would support expansions of facilities at the Denver Art Museum, Denver Botanic Gardens, Denver Center for the Performing Arts, Denver Museum of Nature & Science, the Denver Zoo and others

2C: Denver Health & Hospital Authority - \$75 million to pay for about half of the cost of a new Ambulatory Care Center

2D: Public Safety System - \$77 million for two replacement police stations, a new fire station, and other renovations and repairs

2E: Denver Library System - \$69 million including \$38 million for renovation of the Central Library and \$3.5 million for renovations of the Schlessman Family Branch (in Lowry)

2F: Denver Parks & Recreation - \$152 million including \$38 million for a new recreation center in Westwood, several neighborhood pools and many other projects city-wide

2G: Denver Public Facility System - \$17 million for sidewalk improvements and other deferred maintenance

Denver Green Roof Initiative – would require owner of most new buildings above 25,000 square feet and existing buildings when their roofs are replaced to incorporate solar panels or “green roof” components on 20% of their roof surface.

The City and County of Denver provides details on the each of the bond questions on the ballot on-line: www.denvergov.org/2017GObond

GOOD NEIGHBOR RECOGNITION

Winston Downs resident Derrick Cocovinis deserves recognition for his diligent efforts working with the RTD District A Board representative to resolve a long-standing problem with the RTD bus stop on Monaco and Exposition Ave. An overflowing trash receptacle and litter was the norm for this stop, even with the volunteer efforts to help empty the trash and perform cleanup. Derek spent several months communicating with RTD to determine what the RTD maintenance responsibilities are for this stop. As a result of Derek’s efforts, RTD agreed to add another larger trash receptacle to the stop and collect trash at the stop three times weekly. Kudos to Derek for taking this job on for all our benefit. Let’s look forward to a cleaner Monaco Parkway!

Pet Behavior Help

We try to make it over to the Dumb Friends League at least once a year with the intention of not coming home with another pet. However, beyond the pet adoption services that they are known for, DFL helps pet owners develop positive relationships with their pets by sharing best behavior practices. -

This service includes a one-hour free phone consultation, training advice and management strategies to prevent unwanted behavior from continuing or escalating. You can use this service whether or not your pet was adopted from DFL. You can schedule an appointment to speak with a behavioral specialist on-line: <http://www.ddfl.org/behavior-help/>

DFL also offers handouts, classes and private in person consultations (for dogs). For safety reasons, DFL cannot offer assistance with cases involving aggression towards people or other animals.

For more information, call (303) 751-5772 or visit on-line: <http://www.ddfl.org/>

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Signal Planned for Alameda/S. Newport

The office of Denver City Councilwoman Mary Beth Susman reached out to the WDCA for feedback on a planned traffic signal at Alameda & S. Newport Way.

For years, the pedestrian crossing at this intersection has been dangerous for students and families attempting to cross from our neighborhood to the Denver Academy of the Torah and DAT Minyan community north of Alameda. The difficulty of this crossing is a disincentive to walking as an option generally. Ensuring safe pedestrian access from our neighborhood will only grow more important in the future as retail businesses in the new Boulevard One complex are completed. More recently, increased vehicle traffic on Alameda has also made it difficult to enter and leave the neighborhood.

The conceptual design for the intersection is shown in the draft drawing below. Turn lanes will be built to allow additional space for vehicles to turn south onto S. Newport Way or north into Denver Academy of the Torah. The traffic signal will not activate unless there is north/south pedestrian or vehicle traffic waiting to cross Alameda. During Shabbat, the light will activate automatically from sundown on Friday to sundown on Saturday evening, allowing pedestrians to cross without having to push the button.

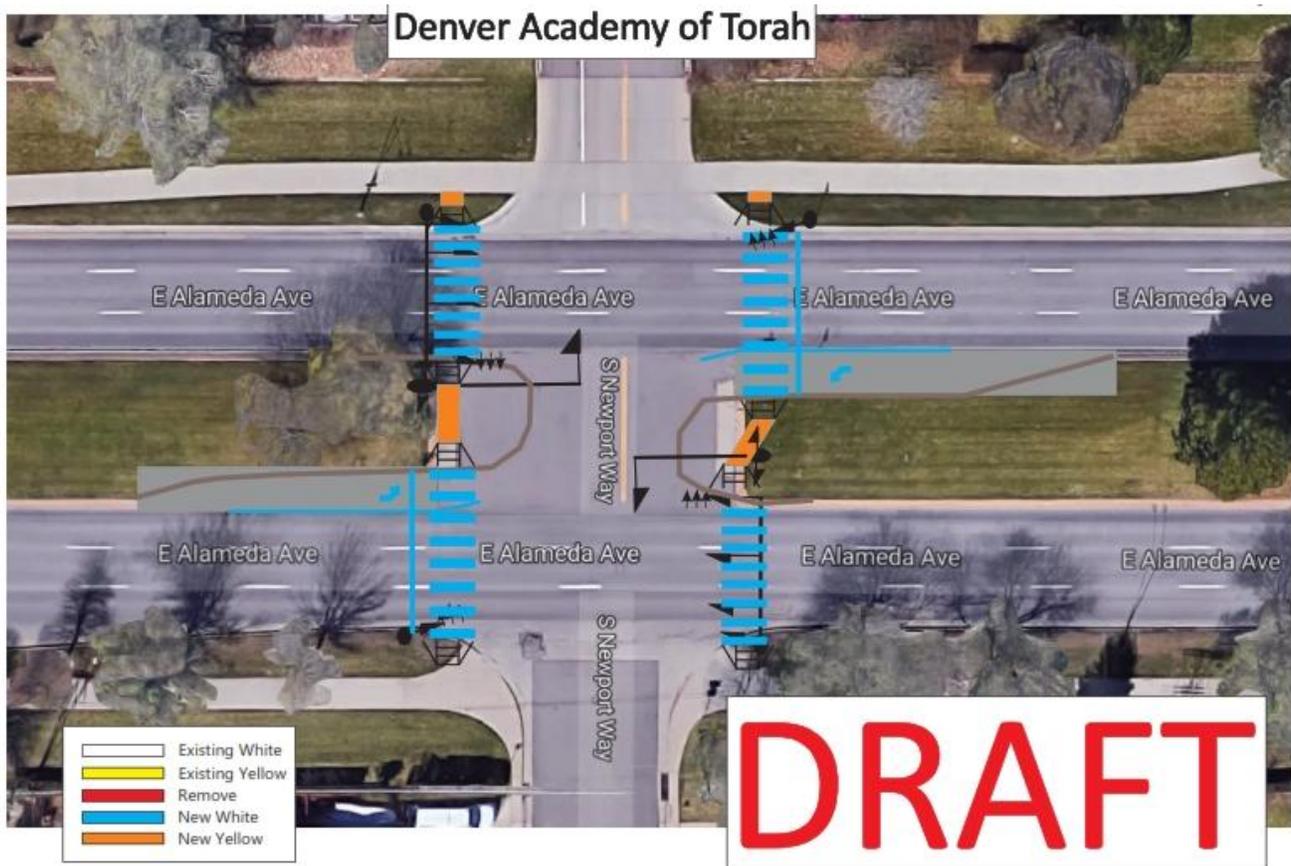
During other times, pedestrians can push a button to activate the traffic signal, allowing enough time to cross Alameda safely.

Full design and engineering for the intersection redevelopment will continue through 2018. Project implementation is not slated until 2019. The total project cost is estimated to be approximately \$1 million. This project and projects like it are made possible by rapid improvements in sensors and controls for traffic signals.

It is significant that this crossing is planned for S. Newport Way instead of Olive St. which is more commonly used as a means of turning into and out of the neighborhood. Since S. Newport Way does not provide a direct path through the neighborhood, the advantage to this is that fewer drivers are likely to use this as a thru route to get around traffic on Alameda. The downside is that Winston Downs residents would need to go around to Niagara for entering and leaving the neighborhood.

Ultimately, the safety and effectiveness of this traffic signalization project will depend on well-thought out design and construction. Winston Downs residents can play an important part of this design process by providing feedback on our needs and how we use this intersection to the City and County of Denver.

Please provide your feedback on this project directly to Genny Kline Aide to Councilwoman Mary Beth Susman via phone: (720) 337-5558 or email: genevieve.kline@denvergov.org.



Safety Update

Third Quarter 2017

The following map and data from the Denver Police Department (DPD) show crimes that were reported in our neighborhood this past quarter (July 1 through September 30). For more information, contact DPD District 3 by phone at 720-913-1300



Date	Location	Description
6-Jul	6500 Blk E Alameda	Burglary - Forced entry
9-Jul	500 Blk S Monaco Pkwy	Aggravated assault
21-Aug	300 Blk S Olive Way	Burglary - Forced entry
20-Sep	7100 Blk E Ohio Drive	Burglary - No forced entry
28-Sep	6500 Blk E Alameda	Motor vehicle theft

In the third quarter of 2017, there were 5 reported properties against property or persons. The overall number of crimes is consistent with past periods. The aggravated assault incident on Monaco suggests some additional police monitoring may be helpful, although we do not have any information about the details of this particular crime.

The table above does not include crimes outside the neighborhood boundary or crimes reported for condo/apartment complexes along S. Quebec St. or businesses along Leetsdale. There appears to have been an uptick in criminal activity in these areas relative to prior periods.

Outdoor Lighting

Over the past several years, the Denver Police Department has counseled residents that exterior lighting can be a significant deterrent to crime. In past newsletter editions, we have mentioned the availability of bulbs that automatically turn on at dusk and turn off at dawn, saving you the effort of having to turn them on and off every day. While there are several different manufacturers and types of bulbs with this capability, here are two types that can meet most applications.



One is an LED bulb made by FEIT with an integrated sensor, and another is an insert that you twist into the light socket and then plug into your existing outlet. Each of these is fairly inexpensive (about \$8 at your local hardware store) and is simple to install. The LED bulb is very energy efficient and will last for many years.

These bulbs may not be suitable for every light fixture. One thing to pay attention to is to make sure the sensor faces the light so it operates correctly. If you would like to install one of these bulbs but would have difficulty doing the actual bulb installation, get in touch with the WDCA board and we will try to provide with some assistance.

SPROUT CITY FARMS FARM SHARES AVAILABLE

The community farm at DGS is taking orders for farm shares for the 2018 season, including fresh vegetables, organic meats, mushrooms and eggs. Availability subject to seasonality of the product. To find out more, call Meg Caley at 720-319-8126, or if you're ready to try it out, order on-line:
<http://sproutcityfarms.org/store/products/category/dgs-csa/>

Possible New Life for Watson’s Memorial

As you may be aware, the owners of the former Watson’s Memorial site on the southwest corner of Quebec St. and Alameda Parkway are John and Ted Moutzouris, long-term Denver residents and sons of the owner of Pete’s Fruits and Vegetables on the corner of E. Cedar Ave. and Holly Street in the Hilltop neighborhood.

The brothers have evaluated numerous potential uses for this parcel over the past several years. Recently, John Moutzouris approached the WDCA Board to tell us about their plan to develop a luxury car storage facility on the site. The concept for the business involves leasing shipping containers to provide secure storage for vehicles. It would be an alternative to other, more costly and less convenient options available to car owners today in Denver.

The proposed project would have some design features that are a definite step up from the current site use. The one-story facility would be fenced in, so the shipping containers would not be visible from the outside. The fencing material that is envisioned is clean and attractive (see example picture to right). A keypad security system would provide secure access to the site. No automobile maintenance would be conducted on-site. The perimeter of the facility would be professionally landscaped (see conceptual layout).

This use would require a rezoning of the property. Any zoning change would need to plan for the possibility that this may not be a permanent use of the site. There could be stipulations placed on the zoning that would prohibit future uses that would conflict with the neighborhood value and transportation needs (e.g., fast food, convenience store, etc.).

The property owners are still in the early business planning stages. They have not yet submitted the zoning application paperwork. That process would take months to complete once any zoning change application is submitted.

Still, now is the time to begin having conversations about what we like and what our concerns are with this idea. The Moutzouris family appears to be committed to being a good neighbor with this or any future use of the site.

There are likely to be opportunities to accommodate concerns of neighbors in any future design if plans for this business proceed. The good news is that this property use is likely to result in much less traffic than many other potential options. However, concerns regarding lighting, operating hours, noise and security will need to be addressed and mitigated.



Aerial view proposed site layout (looking southwest)



Example of type of fencing material for facility

If this business moves forward and any zoning change application is submitted, the WDCA will need to work with the City and County of Denver and property owners to ensure that the terms of any change would be consistent with preserving the long-term value and character of the neighborhood. Getting your feedback now can help make sure that we understand all of the concerns that Winston Downs residents may have.

Please provide your input via email to the WDCA Board : info@winstondowns.org



Conceptual rendering of facility proposed for former Watson’s site (view towards southwest from intersection of Alameda and Quebec

Rosenberg's Kosher Open

After a complete renovation, The Bagel Store on S. Monaco Parkway has reopened as Rosenberg's Kosher with a fresh new look but the same commitment to quality, New York style bagels. The Denver Post reported that while Rosenberg's Bagels and Delicatessen purchased The Bagel Store, Beth Ginsberg from The Bagel Store remains as a minority owner. Rosenberg's Kosher is expected to make more than 1 million bagels per year, making it the largest kosher bagel maker in Colorado. Rosenberg's owner Josh Pollack hails from New York and New Jersey, but received a business administration degree from CU Boulder.

Rosenberg's Kosher: 942 S. Monaco Parkway, 303-388-2648

10 Tips that Will (or May) Change Your Life

These tips range from the simply practical to simply silly. Employ the as you see fit:

1. Have a cat? Need a cat-free workspace? Turn over the lid of a board game nearby. Boxes are magnets for cats. See useful instructional image, below.
2. Use a clothespin to hold a nail while hammering it in.
3. Use nail polish to color-code different keys.
4. Freeze grapes to chill white wine without watering it down
5. Rub a walnut on damaged furniture to cover scratches
6. To stop receiving marketing email, filter by the word "Don't sit unsubscribe"
7. Install half of a pool noodle on the wall to keep your car door from slamming into the wall of your garage
8. Use binder clips on open frozen vegetable bags to keep them from spilling in the freezer
9. Poke holes in the lid of an old milk jug to turn it into a watering can
10. And, last but not least, install paper clips to the end of a tape roll and never lose the edge again



Halloween Sudoku

Fill in the grids so that each column, row, and box contains one and only one of the letters from the given word.

SHADOW

SPIDER

ZOMBIE

ORANGE

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City Council Updates

The Denver Moves Transit team has started to identify, evaluate, and prioritize where major transit capital investments (e.g., rail, bus rapid transit, new transfer facilities, etc.) could be in Denver. We need your input to help inform the final recommendations. Please take the new online survey to tell us where you'd like to see major transit investments and services in Denver.

<https://app.maptionnaire.com/en/questionnaire-login/3091/>

The Lowry Redevelopment Authority began work in late September on the median and east side of Monaco Parkway as part of the Boulevard One Project. A new signalized intersection will be built at Monaco and Lowry Boulevard and the east side of Monaco Parkway will be improved. The project is designed to disperse area traffic onto Lowry Boulevard, add neighborhood connections, and improve the parkway on the Lowry side. The LRA anticipates that the project will continue through December. The new traffic signals will be installed but will not be operational until Lowry Boulevard opens in late 2018. At that time, new pedestrian crosswalks will be added at Lowry Boulevard and across Monaco.

For more information about what's going on at the City Council level in our neighborhood, feel free to contact your City Council representative:

District 5: Contact Councilwoman Mary Beth Susman by phone at 720.337.5555 or email: marybeth.susman@denvergov.org

District 6 (Part of Lee Downs subdivision): Councilman Paul Kashmann. Contact Councilman. Kashmann by phone:720 337-6666 or email: paul.kashmann@denvergov.org

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Denver Happenings

The Fall colors in the high country may have dulled, but there are many free and low-cost things to do in Denver this fall and winter.

Skyline Rink. Nov. 21 - February 16. Skyline Park at the corner of 16th & Arapahoe downtown. Skate rentals are \$2 and there will be free kids skate days throughout the season. Friday night DJs, Saturday night concerts and Sunday afternoon family entertainment.

Downtown Denver Grand Illumination - November 24 at 6 PM. Come watch downtown’s annual holiday light up celebration from Denver’s Union Station through the City and County Building at Civic Center Park. Lights stay on through the end of December.

Denver Museum of Nature and Science Free Days - Oct. 16, Nov. 13 and Dec. 10. Dinosaurs, space exhibits and the IMAX theater await

Denver Botanic Gardens Free Days - Nov. 10 and 11. Enjoy the winter market and one of the nation’s top 10 conservatories.

Colorado State Capitol Tours Monday through Friday 10am to 3pm. Listen in on the General Assembly and check out the Rose Onyx wainscoting in the capitol building.

2017 Winston Downs Community Association Membership and Dues Request	
<p>Household Name _____</p> <p>Street Address _____</p> <p>Telephone _____</p> <p>Email Address _____</p> <p><i>(Used only for important announcements and news)</i></p> <p>Number of residents in this household: _____</p> <p>Would you like to be notified of WDCA news and events? YES NO</p> <p>Concerns you have about the neighborhood: _____</p>	<p>The following funds are included in my enclosed check:</p> <p><input type="checkbox"/> 2017 Membership dues - \$15.00</p> <p><input type="checkbox"/> Additional donation to WDCA <i>(optional)</i> ___\$5 ___\$10 ___\$20 ___other</p> <p><input type="checkbox"/> Donation to the Perimeter Cleanup Escrow Fund <i>(Optional. Please refer to the WDCA website at www.winstondowns.org for more detail on this fund.)</i> ___\$5 ___\$10 ___\$20 ___other</p> <p style="text-align: right;">Total Enclosed: \$ _____</p> <p>Make checks payable to: WDCA Mail membership forms to the address below</p>
<p>WDCA PO Box 22594; Denver, CO; 80222 email: info@winstondowns.org</p>	