



WDHOA

Winston Downs Home
Owners Association

July 2014

IN THIS ISSUE

Welcome New Board Officers

Thanks to Outgoing Members and Officers

The WDHOA Board would like to thank outgoing board members Raeann Lampert and Lew Gaiter Jr. for their years of diligent service on the WDHOA Board.

Heather Wilson is stepping down as Secretary but will remain an integral part of the board as Education Chair and Social Committee Co-Chair.

New Members and Leadership

We welcome new WDHOA Board Members Joy Bulow, Kemper Lewis, Jessica Zalkin, and Tim Rooney. Andrea Hauptert will enthusiastically continue on as President, assisted by Joy Bulow as Vice President and second in command. Robyn Glaser is the new Treasurer and Jessica Zalkin is the new Secretary.

We Are Here for You

In the coming months we will continue to plan social events you enjoy such as Fridays Out Front, to work on neighborhood beautification projects, and to engage with community leaders on key issues such as safety and education to ensure that our neighborhood home values continue to grow.

If you would like to volunteer for a project or help out in any way, please contact us at info@wdhoa.org. We're always looking for great volunteers.

COME TO OUR MEETINGS

The WDHOA meets every month on the second Tuesday at 7:00 PM at the BMH Synagogue library. Please join us. We'd love to meet you and hear your ideas.

- ➔ Property Value Update
- ➔ Summer Garden Tips
- ➔ Safety
- ➔ Education
- ➔ Recycling
- ➔ Neighborhood Update
- ➔ Committee Opportunities
- ➔ Calendar of Events

Visit our website to get easy access to all of the news and information that affects your community:

www.wdhoa.org

AND

Get the latest

information on Facebook:

<https://www.facebook.com/wdhoa>

Winston Downs
Home Owners Association



2014

The Winston Downs Home Owners Association community newsletter is distributed quarterly. For advertising opportunities, contact Joy Bulow by phone at 720-284-4238 or email joybulow@gmail.com.

Property Value Update

by Jessica Zalkin

The news is everywhere: home prices in Denver are going up, up, up! The *Denver Business Journal* recently reported that Denver home prices have reached an all-time high—increasing an average of 9.1% year over year from 2013. Looking at the city as a whole, the average sale price of a single family home in Denver was \$355,391 in May.

But what is going on in Winston Downs? Is our neighborhood seeing the same unprecedented growth in home value?

The answer is a loud and clear YES! Our neighborhood saw an increase of 15.3% in the average sales price of homes comparing the first quarter of 2013 to the first quarter of 2014. The average sale price of homes in Winston Downs was \$460,000 for the first quarter of this year, up from \$389,411 in 2013.

While there is no guarantee that the increase in home values that we have seen over the last year will continue, home inventory continues to be low and buyers continue to pay at or above list price for the few homes that exist on the market.

This is great news for you and your home as an investment.

SAVE THE DATE: NEIGHBORHOOD PICNIC AND ICE CREAM SOCIAL -SUNDAY AUGUST 17TH, 4-6 PM DENVER GREEN SCHOOL

There will be something for everyone and it will be a blast. If you know of any Winston Downs groups that may want to showcase their talent, please contact Heather Wilson at wilsonfamily.2003@gmail.com. Keep an eye on the eBlasts and website as the date draws closer. We will also post signs but for now put August 17th on your calendar!

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wealth is.

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KELLERWILLIAMS

Summer Garden Tips

by Tim Rooney

Sweeping lawns and beautiful landscaping are a defining feature of Winston Gardens. As we all know, these yards don't take care of themselves. Here are some tips to keep your garden looking great.

Water Wisely

Make the most of your water by only watering between 6 PM and 10 AM. This prevents loss of water to evaporation in hot weather. Denver Water suggests watering your lawn in cycles, five minutes on, five minutes off, to allow the water to penetrate the soil.

Weed Control

You can significantly cut down on weed proliferation simply by mowing before seeds can be dispersed. This can keep weeds down in your yard and also in your neighbor's yard. Keep mulch around planting areas to retain moisture and reduce weed competition.

Test Your Soil

Summer's a great time to have your soil tested. Whether you're rehabilitating an old garden or just want to improve the health and vigor of existing trees, flower or shrubs, soil test results can help you determine how to fertilize and amend your soils. Contact the Soil, Water and Plant Testing Lab at Colorado State University by phone at (970) 491-5061 for information on how to get an inexpensive soil testing kit and soil sampling instructions, or visit them on-line: <http://www.soiltestinglab.colostate.edu/>

Fertilize

If you haven't fertilized your trees and shrubs, late July or August is a good time to do so. Refer to your soil test results for fertilization rates and skip fertilizing trees or shrubs that are drought-stressed. Brown and tan scorch on the top or outer leaves or needles could indicate drought damage.

For More Information

Call a CSU Denver Extension helpline at 720-913-5278 or check the CSU Cooperative Extension "Down to Earth in Denver" website for more tips on gardening do's each month of the year: <http://www.colostate.edu/Depts/CoopExt/4DMG/Calendar/gardenimg-cal.shtml>

BE ON THE LOOK OUT FOR MORE

WDHOA is exploring ways to collect funds to help pay for maintenance of some of the landscaping along the perimeter of the neighborhood. We're planning to ask for donations to put in escrow for mowing, weed maintenance, graffiti removal and trash pickup. Some of these areas, although adjacent to city sidewalks, are actually on property that belongs to homeowners, and are thus not mowed or maintained by the city.

Keeping these areas neat and clean not only helps beautify the neighborhood, it can reduce the potential for unwanted pests and can deter crime.

Safeguard Your Home from Crime

by Ed Lampert

Most crimes result from a criminal taking advantage of an opportunity. In our neighborhood, the biggest opportunities arise through our garage doors.

Here are some tips to reduce the incidence of such crimes:

- Don't leave the garage door remote in your car.
- Invest in a remote that hangs from your keychain.
- Secure your garage door release with zip ties.
- Make sure that the door from your garage to your home is as sturdy as your front door. Make sure that it is fabricated from solid-core wood or reinforced steel and install an anti-kick device.
- Keep it locked! Put a deadbolt on the door between your house and garage.
- Don't leave your garage door open. Good neighborhoods are the first place many criminals survey for opportunities.
- Frost or cover your garage windows.
- Padlock the throw latch on your garage door when you are out of town. If you don't have a lock, use a C-clamp tightened down on each side of the door track to effectively "lock" the door.
- Don't neglect maintenance on the mechanical parts of your roll-up garage door. Keep an eye out for corrosion.

COMMUNITY RESOURCES ON THE WEB

Mary Beth Susman , Denver City Council District 5

<http://www.denvergov.org/district5/DenverCouncilDistrict5/tabid/443909/Default.aspx>

Lowry News

<http://www.lowrynews.com>

City of Denver

<http://www.denvergov.org>

Reinventing Union Station

Content provided by RTD Denver

Union Station Underground Bus Concourse

The brand new Union Station Bus Concourse opened May 11, replacing Market Street Station. The concourse is a 22 gate facility that stretches underground beneath 17th Street, between Chestnut Place and Wewatta. Sixteen bus routes will pass through the concourse and connections can easily be made to light rail, the Free MallRide and the Free MetroRide.

Closing of Market Street Station

With the opening of the new Union Station Bus Concourse, Market Street Station closed after 30 years in operation. *All bus routes servicing Market have moved to the Union Station Bus Concourse.*

Free MetroRide

The Free MetroRide will offer a new transportation option for commuters to travel between Union Station and Civic Center Station with limited stops. This new free bus service will run on 18th and 19th streets during morning and evening rush hours Monday-Friday from 6:00 a.m.-9:00 a.m. and 3:30 p.m.- 6:30 p.m. The Free MetroRide has a distinctive color scheme and design of teal and silver, which makes it easy to distinguish from other RTD buses.

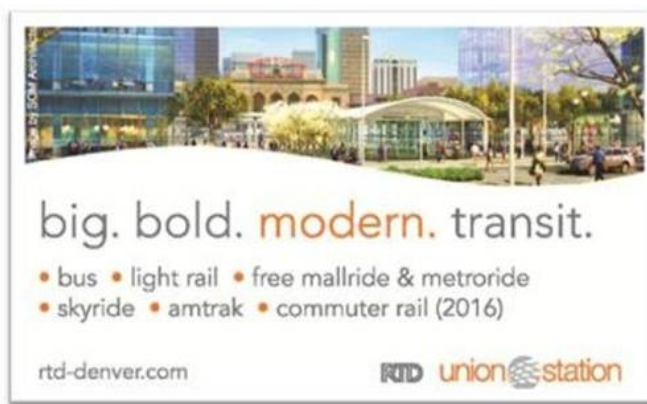
Transit Center

The underground bus concourse is just the beginning of the Union Station Transit Center. Passengers can also access the light rail platform, Amtrak services as well as bikes, taxis, pedicabs and more. In 2016, commuter rail lines to Arvada, South Westminster and DIA will open, and in 2018 a commuter rail line to Thornton will be added.

Historic Building

Great care has been taken to preserve this iconic downtown building while transforming it into a modern, mixed-used transportation hub. The historic building and all the elements within are expected to open **July 26, 2014**. This includes The Great Hall, which will be a public common area for people to wait for their transportation, the Crawford Hotel, a 112-room boutique hotel named after Union Station partner Dana Crawford, and several restaurants, bars and retail areas, all locally owned.

Visit: <http://www.rtd-denver.com/UnionStation.shtml> for more information about Union Station.



The Future is Bright at Denver Green School

Dear Winston Downs Neighbors,

I am very excited to introduce myself as the incoming Parent Teacher Association President at the Denver Green School, our neighborhood public school. DGS will be entering its fifth year as a Denver Public School and has much to celebrate. DGS is an innovation school, which is different than a charter school. Its innovation status allows it some flexibility within the district around curriculum, staffing, school governance and other district and state policies. As an innovation school, it welcomes students from within its DPS district-assigned neighborhood boundary and it accepts applicants who apply to "choice in" who live outside of the neighborhood boundary. Currently, DGS has wait lists for families attempting to choice in at every grade level, including its middle school. However, neighborhood families do not have to choice in and receive first preference when applying to attend. I am excited about the opportunity to work with DGS and to help contribute, and I encourage you to take the time to get to know your neighborhood school this upcoming school year. Consider helping to build what sits in your back yard. Go Dragons!

Sincerely,

Heather Wilson
 Winston Downs Neighbor
 Denver Green School, Parent Teacher Association President



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Recycling News

Gain a Few Pounds: Denver Recycles Asks Homeowners to Bulk Up

The Denver Department of Solid Waste wants residents to recycle more, according a recent newsletter sent to homeowners.

City residents recycle only 14 percent of their waste. That compares to an 80 percent recycling rate in San Francisco; more than 50 percent in Seattle; and about 25 percent in Minneapolis.

Why is Denver's rate so low?

Denver Recycles spokesperson Charlotte Pitt says that unlike our east and west coast counterparts, Denver doesn't have the same economic pressure to reduce landfilling. In fact, we have plenty of land and our solid clay soil makes waste disposal cheap and easy.

Rate improving, needs work

The good news is that 70 percent of Denver homeowners recycle, in what is a voluntary program. What's more, our current rate of 14 percent is three times higher than a decade ago. Still, we can do more.

Just 2 pounds more

The city is asking all residents to recycle two more pounds of waste per week. That's the equivalent of one newspaper, one liquid laundry soap container, and one empty beer bottle, combined. Pitt hopes that if we all pitch in, the 14 percent rate can double in the next few years.

What's more, the city is doubling in 2014 the number of communities that will be able to get composting bins for curbside pickup, although, as of press time, Winston Downs was not in the expanded area.

In case you're wondering...

You can recycle milk, juice and ice-cream cartons; plastic jugs and tubs; aluminum foil, cans and take-out trays; cardboard; brown paper bags; glass bottles; office paper and junk mail; newspapers and magazines; phone books; paperboard such as cereal boxes and toilet paper rolls; and steel and aerosol cans. You can even recycle pizza carton, as long as they're not heavily soiled with food.

And finally, when you're done reading it, please recycle the Winston Downs Home Owners Association newsletter!



Dave Halterman

Broker/co-Owner
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Pedestrian Advocacy in Denver

Content provided by WalkDenver

Denver's pedestrian advocacy movement gained momentum recently, reaching two important milestones. In April, Denver was nationally recognized with a "Gold" Walk Friendly Community designation, and in May Kaiser Permanente awarded a substantial grant to the grassroots advocacy organization, WalkDenver.

Just two years ago in June of 2012, WalkDenver arrived on the scene when it brought together hundreds of volunteers to organize Better Block Jefferson Park. The event demonstrated the power of walkable public spaces by converting a lackluster neighborhood business district into a thriving marketplace for a single day. One year later, WalkDenver took on Five Points with a similar Better Block demonstration in Sonny Lawson Park. Now in 2014, the vacant storefronts in Jefferson Park are occupied, and the City of Denver has invested \$250,000 of improvements in Sonny Lawson Park.

During this same time period, WalkDenver worked with the City to apply for Walk Friendly Community designation, a national program that recognizes communities working to improve walkability and pedestrian safety. This effort paid off when Denver received the Gold designation, one of just 13 cities that has achieved this status.

While the Gold designation signals that Denver is on the right track, the City still has work to do. The website WalkScore.com ranks Denver as the 17th most walkable large city in the U.S., behind other western cities such as Los Angeles, Seattle, and San Francisco.

WalkDenver has therefore [launched a petition](#) calling upon City officials to take two actions: form a pedestrian advisory committee and adopt a strategic plan for improving pedestrian infrastructure.

For more information on how you can help, contact Gosia Kung, Executive Director, WalkDenver, gosia.kung@walkdenver.org 720-883-5520

Boulevard One Construction

Content provided by
Lowry Redevelopment Authority

First Lots for Sale this Fall

The Lowry Redevelopment Authority plans to sell the first lots to single family homebuilders in early fall. Interested homebuyers should work directly with homebuilders regarding home sale programs. Information is posted at www.boulevardonelowry.com/home

First Avenue

Boulevard One construction activity will affect First Avenue between Monaco Parkway and Pontiac Street this summer. Traffic flow on First Avenue will be maintained throughout the work. New roads will connect to First Avenue, and the south side of First Avenue will be improved with a new sidewalk, street trees, bicycle lane and underground utilities.

Monaco Parkway

Two construction projects are underway or planned near the berm on Monaco Parkway. The Lowry Boulevard corridor is being graded to allow for installation of electrical utilities. Lowry Boulevard will not be connected to Monaco Parkway until 2016. Lowry Boulevard, from Niagara Street to Quebec Street, will be built and opened in 2015.

More information is posted under "Current News" at www.lowryredevelopment.org or www.boulevardonelowry.com.

BOULEVARD ONE – DID YOU KNOW?

According to the Denver Your Hub, Boulevard One would include 230 row homes and 100 single family homes, with up to as many as 800 residential units total, 200,000 square feet of commercial and retail space and 13 acres of parks and open space on the 70 acre site.

Denver Wants Feedback on Emergency Management

Denver Office of Emergency Management and Homeland Security is asking for your help by participating in a short (8-10 question) national survey put together by the Big City Emergency Managers (BCEM) Emerging Leaders Program. BCEM is a non-profit dedicated to the development of robust emergency management operations in the nation's largest cities.

The purpose of the survey is to gather feedback from the public about perceptions of emergency management and their roles in a major disaster. The feedback is anonymous. Link to on-line survey:

<https://www.research.net/s/NYDHM5T>



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Participate in the WDHOA

Whether you're a full-time professional, stay-at-home parent or a long-time resident, there's a way for you to participate in the WDHOA.

Join a Committees

The HOA Board is often asked to engage in projects that would enhance the neighborhood and raise property values. However, the Board does not have enough resources to take care of all the concerns and suggestions on its own. We look to volunteers to help us form committees to address these. Here is a list of the committees that are in the process of forming.

Please contact us at info@wdhoa.org if you're interested in joining a committee.

Here is a list of the WDHOA committees:

- Zoning/Planning
- Neighborhood Beautification
- Education
- Community Engagement
- Communications
- Safety

As a committee member, you can do as little or as much as you feel you can contribute. Some committee members send emails or make phone calls a few times during the year. Whatever you can contribute is appreciated.

Attend a Meeting

The HOA Board hosts open meetings each month. Join us at 7:00 PM on the second Tuesday of each month at the BMH Synagogue library. As a neighborhood resident, you are welcome to attend the monthly meetings and listen in or take part in the discussions. We welcome your input.

Become a Board Member

Board members are required to attend monthly meetings, participate in decision-making and vote on key issues. This is a great way to stay informed about the issues facing our neighborhood. Board members typically spend about 2 hours each month on HOA duties. It's a great way to be engaged in local politics, improve your understanding of current events and let your voice be heard.

Join the HOA and Pay Your HOA Dues

Membership in the WDHOA is voluntary but we encourage every Winston Downs resident to join and contribute their annual membership dues of \$15 per household. We strive to keep our dues affordable and the benefits of membership are significant – this newsletter is among them. Get your sign-up form at the WDHOA website: <http://www.wdhoa.org/about.html> or contact us at info@wdhoa.org

11 Ways to Enjoy Summer in Winston Downs

1. Ride bikes on the Highline Canal or to the Cherry Creek Farmers Market
2. Visit a new local restaurant – try donuts at Glazed & Confused 5301 Leetsdale
3. Free movies at Fairmount Cemetery (July 12 at 8:30 PM Monsters Inc., August 16 Willy Wonka)
4. Have your young kids do the Summer of Reading at Denver Public Library
5. Grab a beach book
6. Visit Sprout City Farms at the Denver Green School: <http://www.sproutcityfarms.org/>
7. Enjoy a frozen yogurt
8. Identify five different birds in your yard
9. See if you can hear an owl at night
10. Plant a fruit tree or a perennial
11. Get out and say hi to your neighbor

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WHEN IT'S OK TO THROW ROCKS AT GIRLS

Who's Your Jeweler?

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Denver Happenings

2014 Denver Brush Off Event

Denver Partners Against Graffiti & Keep Denver Beautiful/Denver Public Works Department are sponsoring the 5th Annual Graffiti "Brush Off" and Litter Cleanup on Saturday, July 26.

Colorado Dragon Boat Festival - July 19th - 20th

The Colorado Dragon Boat Festival is a free family-friendly festival highlighting Colorado's rich Asian Pacific American heritage at Sloan's Lake Park. It showcases an array of performing arts, cultural customs, cuisine and a marketplace of unique and hard-to-find arts, crafts and vendors, in addition to two days of action-packed dragon boat racing. More information can be found at www.cdbf.org

DU's Chamberlin Observatory 120th Anniversary - July 19th

An anniversary celebration for the 1894 observatory will be held from 9 AM to 1 PM, plus an evening of stargazing at 8:30 PM. Period costumes are encouraged for the celebration and kid's activities, lectures and workshops will be available. Contact the Denver Astronomical Society for more details at 303-871-5172 or get more information on-line: <http://www.denverastro.org/120/>

Meet in the Street - July 20 and August 10

The 16th Street closes to vehicles and Free MallRide shuttles will "take a break" to make more room for strolling, biking, ping pong, foosball, face painting, roaming musicians, entertainers, exercise classes, extended restaurant patios and more.

Neighbors Seeking Help with Projects

Attention Neighbors: The Board gets regular inquiries from residents looking for help with home projects and support. If you or someone you know can lend a helping hand to a neighbor in need, please contact Joy Bulow by phone at 720-284-4238 or email joybulow@gmail.com.

WDHOA Calendar

July -

Tuesday, 7/8 – HOA Board Meeting – 7 pm- BMH Synagogue Library

Saturday 7/12 – Popsicles in the Park –4pm - Denver Green School

Friday 7/25- Fridays out Front – 6-8 pm – Wendy Glazer's home, 607 S. Pontiac Way

August -

Saturday 8/9 – Popsicles in the Park –4pm - Denver Green School

Tuesday, 8/12 – Monthly HOA Board Meeting – 7 pm BMH Synagogue

Sunday 8/17 – Annual Summer Picnic – 4-6 pm – Denver Green School

Friday 8/29 – Fridays out Front – last one of the season!
The Douglas Family, 413 S. Oneida Way, 6-8pm

September-

Friday, Saturday, Sunday – 9/11, 9/12, 9/13 – HOA sponsored,
Neighborhood Garage Sale – More information to come in eBlast.

Announcements

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