



Spring-like weather makes it tempting to hit the CommonGround Golf Course nearby in Aurora

WDHOA Winston Downs Home Owners Association

February 2017

In this issue

The Winston Downs Home Owners Association (WDHOA) 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.

Expanded Membership

The WDHOA membership continues to be very high compared to many other RNOs in Denver with 229 registered members as of January 2017. We want to thank you for your ongoing support and hope to see these numbers increase in 2017.

We look forward to your continued participation and membership in the coming year. To that end, we're enclosing our annual meeting and membership drive announcement with this newsletter.

Committee and Volunteer Opportunities

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

BOARD MEMBERS SOUGHT

We are actively seeking new board members for the upcoming year. In particular, we are looking for members who want to take over significant roles including helping with this newsletter, leading efforts to reach out to new members, spearheading new social events and tracking key development issues that affect our community. Contact us at info@wdhoa.org.

Annual Meeting

We encourage all Winston Downs residents to attend this year's annual meeting, which will be held on March 21 from 6:30 PM to 8:30 PM in the Fisher Room at the BMH BJ Congregation 560 S. Monaco Parkway. The annual meeting is a key way that you as residents of the Winston Downs and Lee Downs subdivisions can voice your concerns and support for your community.

This year we are changing the format around to permit some more interaction with our city officials. We have invited officials from the City of Denver to attend a social mixer to be held from 6:30 to 7:00 PM before the official business to discuss questions and issues you may have and to discuss the state of the City.

After the mixer we will provide an overview of our 2016 accomplishments, plans for 2017 and provide an additional opportunity for you to give us feedback on your priorities and interests for the community moving forward.

- ➔ Board Recap
- ➔ Safety Tips
- ➔ Crime Report
- ➔ Retail News
- ➔ City Council Update
- ➔ And More...

WDHOA MEETING DATE!

The WDHOA 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 get direction on what matters most to you.

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

AND

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

2017 Membership Drive

First and foremost, we want you to join so your voice can be heard. We encourage every Winston Downs and Lee Downs resident to join and contribute their low 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. The WDHOA advocates for Winston Downs residents and serves as a liaison with local leaders regarding a wide array of issues including education, planning and development, public safety, transportation and more.

Some items that we worked on in 2016 are listed on the enclosed membership form, but the highlights include neighborhood social events, disseminating neighborhood safety information, a great summer block party, working with the City to address traffic and parkway maintenance, and acting as a liaison with the City and residents on development issues directly impacting our community.

We continue to be busy with plans for perimeter clean up and social initiatives and increasing the breadth and reach of our communications to our residents. We're looking forward to a Spring Winston Downs garage sale and another great block party in August to coincide with the city-wide Denver Days block party weekend.

Enclosed with this newsletter is your annual membership sign-up form. It couldn't be easier to sign up. Just fill in the form, enclose your annual dues payment and mail it in.

You can also get your sign-up form at the WDHOA website by going to: <http://www.wdhoa.org/> and clicking on the "About" tab or by contacting us at info@wdhoa.org.

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Board Activity Recap

At the January WDHOA board meeting, the Board began planning the annual meeting, approved our membership renewal with the Inter-Neighborhood Cooperation (INC) and discussed next steps for moving forward with the utilization of neighborhood beautification funds. The conversation regarding the use of the neighborhood beautification funds centered around how to get agreement from multiple residents to participate in clean-up activities. The Board received information from the safety committee on progress towards reducing crime rates in the Washington Virginia Vale neighborhood.

DO YOU HAVE A SERVICE TO OFFER TO THE NEIGHBORHOOD ?

Do you provide a service that you think our neighbors want? Child care, music lessons, interior design, lawn care? We want to hear from you! Email info@wdhoa.org and tell us about it!

INC Showcases Policy Initiatives

The Inter-Neighborhood Cooperation (INC) is a non-profit dedicated to ensure that INC members, including RNOs like the WDHOA and associate members, have meaningful opportunities to actively participate in the decision-making processes of the City.

This year's annual dinner, held on January 31 at the Doubletree in Stapleton, provided INC an opportunity to highlight INC's efforts to develop policies regarding land use, transportation and development that can help Denver grow in a responsible manner. Furthermore, the dinner provided an opportunity for RNO leaders, members of City Council, non-profits and business improvement district leaders to network and share ideas.

At the dinner, Denver Mayor Michael Hancock shared information about his priorities and vision for a Denver economy that provides opportunities to all residents. This vision requires a broad-based foundation. Improving support for families is a fundamental pillar of that strategy, as is ensuring mobility by developing transportation infrastructure to meet the city's continued growth.

INC committee members presented information on three INC initiatives that are hot-button issues for WDHOA and the city more broadly. Here is a small sample of INC's ongoing activities:

- ➔ The Transportation Committee is working with the City to implement the Vision Zero initiative to fight traffic fatalities including those involving pedestrians and bicycles. There were 135 traffic-related fatalities in Denver between January 2012 and December 2016 and over 6,200 injuries.
- ➔ The Zoning and Planning (ZAP) Committee is currently evaluating a proposed amendment to the zoning code that would create standards for parking requirements on small (<6,250 square feet) lots zoned for mixed-use commercial uses (WDHOA does not currently have this zoning)
- ➔ The Parks and Recreation Committee (PARC) will be assessing how to make parks broadly accessible, not only in large parks but in small spaces throughout Denver such as transit stations, pocket parks, bus stops, and other areas.

INC meetings are the second Saturday of each month except December and they begin at 8:30 am and go to about 11:30am. For more information on how to get involved with INC and details of meeting locations and agendas, go to their website: <http://www.denverinc.org>.

Pocketgov Provides DPD Crime Updates

Denver Police District 3 is no longer using Facebook and NextDoor to provide updates on crime. Instead, DPD is transitioning to DPD's Virtual Neighborhood – a feature of Denver's PocketGov website.

Through the DPD Virtual Neighborhood, citizens will be able to connect with an officer, receive crime alerts and safety tips and much more. Not all functions of DPD's Virtual Neighborhood are operational yet but information on community meetings and crime alerts from the public information officer for the Washington-Virginia Vale neighborhood are available now.

Note that the DPD Virtual Neighborhood is NOT monitored on a 24/7 basis and DPD cannot guarantee a police response reported through social media. If you have an emergency, call 911. To report non-emergency suspicious activity, call 720-913-2000.

Sign up today at pocketgov.org/police. Learn more by watching this video: <https://youtu.be/jsblml73Lo>

City Solicits City Park Redesign Proposals

The City and County of Denver selected three firms to redesign the City Park Golf Course to include a stormwater detention basin, as part of the Platte to Park Hill Stormwater Systems Improvement Project. The City's intention for the project is to help protect areas of the city from flooding. The plan is for the golf course to remain fully functional as a golf course except during major storms.

Per *Capitol Hill Life*, the three teams selected include:

- Landscapes Unlimited & Robert Trent Jones II
- Saunders Construction and iCon Golf Studio
- SEMA Construction Inc. and Dye Designs

Even as the redesign effort proceeds, the law firm of J.D. McFarlane has sued the City and County of Denver to block the project.

If the project moves forward as scheduled, the golf course would close in 2018 and reopen following construction in 2019. The golf course will remain open during the 2017 season.



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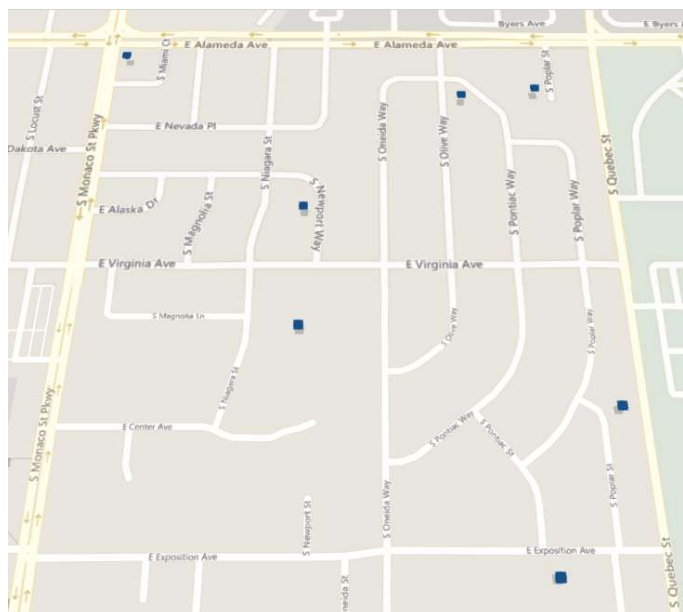
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Safety Report

Fourth Quarter 2016

The following map and data from the Denver Police Department (DPD) show crimes that were reported in our neighborhood this past quarter (October 1 through December 31). For more information, contact DPD District 3 by phone at 720-913-1300



DPD and Winston Downs Residents Help Reduce Crime

By Jerry Shustrin

In this New Year, I'd like to share with the neighborhood some very positive statistics regarding crime and security, which given the climate that we live in, we all have a keenly vested interest in.

Since the months of November 2014 to February 2015, where we had a rash of break-ins and burglaries, due in large part to steps that we as a community and the local DPD District 3 police have taken, the rates of these crimes have fallen significantly. Even though we still have burglaries and I have the utmost empathy for the victims of these crimes, having myself survived an armed robbery at my house, I can honestly report that we've come a very long way in reducing crime in our neighborhood. Watching crime rates decrease has given me and many others an improved sense of relief and security here in Winston Downs.

First of all, a big KUDOS to Commander Magen Dodge and her staff, including Lt. Carlos Aragon and Community Officer Michael Borquez for helping to reduce the Washington Virginia Vale neighborhood crime rate by 22% in 2016 compared to 2015. In the Commander's overall District 3, the crime rate was reduced by 4.4% while the entire city's crime rate increased by 1% in that same timeframe.

If you take a close look at residential areas like Winston Downs, it is likely that our crime rate has fallen even further than the Washington Virginia Vale neighborhood as a whole because the neighborhood statistics also include the business district of Leetsdale and the surrounding apartment communities bordering it where many more crimes have been committed.

Finally, a big KUDOS to YOU for doing your best to keep our neighborhood a safe and secure place for our families and friends.

Date	Location	Description
3-Oct	300 Blk S. Poplar Way	Burglary no forced entry
4-Oct	S. Niagara St	Simple assault
12-Oct	300 Blk S. Olive Way	Burglary forced entry
16-Nov	7100 Blk E Exposition	Unlawful weapon discharge
23-Nov	6500 Blk E Alameda	Theft of motor vehicle
29-Dec	400 Blk S. Newport Way	Criminal mischief motor vehicle
11-Jan	600 Blk. S. Poplar Way	Burglary forced entry

In the fourth quarter of 2016, there were six reported properties against property or persons. There was one reported unlawful discharge of a weapon. This type of crime has not shown up in the data in recent years. The map and data also include one reported burglary reported in January 2017.

Note that the data above do not include crimes reported for condo/apartment complexes along S. Quebec St. or businesses along Leetsdale.

Tips to keep our beautiful neighborhood safe and secure

- Lock doors and windows when you're gone from the house and if there, keep your doors locked so no one can enter if you are downstairs or in the back yard.
- Put lights on timers to give the impression that someone is home. At night, leave outside lights on, use motion detectors and use energy saving LED bulbs to illuminate the street and entryways to your home.
- When not in use, close the garage door! District 3 has done a great job in patrolling the neighborhood and informing residents, if they see the garage door open, to close the door. This has reduced crime greatly.
- If you leave town, place a hold on your mail and newspaper delivery, have your neighbor put out and take in your garbage and have someone shovel your driveway or have a neighbor drive on it. A driveway loaded with snow is a red flag that no one is home.
- See something strange? Get a license plate number (if you can, without endangering yourself) and call 911.

16 Things That You Should Do for Your Home This Winter

With frosty temps, ice, and snow, our homes stand to take a beating around this time of year. To help keep your house safe and cozy, we've rounded up a checklist of care necessities and decorative swaps that will take a little of the chill out of winter.

- Ensure that your fireplace chimney is clear of debris and check your flue damper operation. Make sure it opens and closes fully, and that it can be locked in the open and closed position.
- If it has been several years since you had your chimney cleaned, you should have it done by a professional chimney sweep.
- Put together a cold-weather emergency kit consisting of flashlights, candles, batteries, blankets, bottled water, and nonperishable foods.
- Tend to dead trees or overhanging branches. Freezing temps could make them a real threat.
- If you have a window air conditioning unit in your home, either remove it for the season, or purchase an air conditioning cover so that air does not enter or escape.
- Make sure patio furniture is covered.
- Consider swapping your cotton sheets for cozier, flannel ones.
- If you're still using a light-weight comforter, give in to the temptation of cloudlike down.
- Hang curtains in a darker color and heavier fabric than you might in summer months. They'll act as decorative insulation!
- Reverse your ceiling fans to help circulate warm air that gathers near the ceiling. When the fan blades rotate clockwise, they push the warm air down to "reheat" the lower areas.
- Mount (or change the batteries in) smoke and carbon monoxide detectors. Heating appliances may emit (odorless) carbon monoxide and other harmful fumes. You should have a
- Hardwood and tile floors can get chilly and cause you to overdo it pumping the heat. Lay out a seasonal area rug and you'll warm the space right up.
- Cut down on cold drafts and loss of heat by weather-stripping places where warm air seems to be escaping, and cold air is coming in. Find the leaks by holding a candle or incense near the edges of a window frame. If the flame flickers or goes out, you have a leak. Install a door sweep, use inexpensive rope caulking to plug air leaks, and/or purchase a DIY window insulation kit at the hardware store.
- Do a roof check: Have loose shingles replaced or repaired. Damaged roofing can cause water damage.
- Make sure gutters and downspouts are clean. Wet leaves add weight and volume to the gutter when frozen and increase the risk of damage.
- If you have exposed water or drain piping in chilly spaces such as a garage, crawlspace, attic, etc., make sure to insulate them with foam insulation at a minimum.

In Memoriam: Lew Gaiter, Jr., 83

We were saddened to hear of the recent passing of Lew Gaiter, Jr. at the age of 83. Lew was a long-time resident of Winston Downs and former president and tireless volunteer for the Winston Downers Homeowners Association Board.

Lew was a long-term on-air presence at KUVO Jazz 89.3 FM. KUVO provided a wonderful account of Lew's long life and career which we excerpt below.

Born Lewis Leon Gaiter Jr in Fort Leavenworth Kansas, Lew's family moved to Denver when Lew was still a child. Lew Gaiter Jr. better known as "Cool Lew" was a product of Denver Public Schools and the University of Denver, where he received degrees in both business administration and law. He worked as a consultant alongside his wife of 20 years, Lori, who is a CPA. While attending the University of Denver, Lew established the Kappa Alpha Psi fraternity. He was a US Navy veteran, serving from 1951 through 1955 during the Korean War.

A jazz drummer, Lew played seriously during college and law school. His home included a music room where he would jam with local musicians.

Lew is survived by wife Lori, four sons, one daughter, a brother, two sisters, 15 grandchildren and five great grandchildren. In lieu of flowers and gifts, Lew would greatly appreciate your donations to:

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City Council Update

Last month City Council held its annual policy and budget retreat to set priorities on which Council will focus next year. Among these priorities are mobility, housing, homelessness, solid waste management, and workforce development.

Council will continue to work on expanding the city's network of sidewalks. Additionally, Council advocated for fully building out the Denver Moves bicycle plan, paving unpaved alleys, improving access to and safety of pedestrian infrastructure, and fully funding the recommendations of the Mayor's Mobility Task Force. Council also advocated increasing the size of the Affordable Housing Fund, increased funding for drug treatment and mental health services, and taking steps to reduce homeless deaths citywide. Finally, Council is seeking to fully implement the Solid Waste Master Plan, remove the fee for residential composting citywide, roll out residential composting barrels citywide with an opt-out option, and increase recycling participation by addressing options for multi-family and commercial buildings.

Denver Public Works has begun taking a physical inventory of all street lights within the public right-of-way and along parks and trails in Denver. You might notice contracted crews walking through Denver's neighborhoods to gather information and take pictures of each street light. The inventory is expected to be completed by the beginning of June.

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

Garden Planning

While the temperatures are still moderately low, there are a variety of things we can start doing now to get ready for the

- Water trees monthly, especially in periods of unseasonably warm temperatures that can create water stress for trees. 10 minutes per area is a good rule of thumb if you use a sprinkler. If you use a deep-root watering needle it can stay in for as long as an hour. Don't water when there's snow on the ground.
- Start planting seeds in the ground for some vegetables like broccoli, peas, beets, lettuce, cauliflower and kale as early as late March or early April.
- However, if you want to get a head start, start seeds indoors and transplant them. Or if you're like most of us, buy seedlings at Home Depot or your local garden center.
- This handy planting planner tells you when to plant other garden crops: <http://www.ufseeds.com/Colorado-Vegetable-Planting-Calendar.html>. Note that we are in USDA hardiness zone 5b according to PlantMap: <http://www.plantmaps.com/80224>
- Or just go visit City Floral to get some inspiration for your next garden project!

Bike Trail Repairs Underway

You may have noticed the poor condition of the trail behind George Washington High School that crosses Leetsdale and connects to the Cherry Creek bicycle and pedestrian path. As it turns out, Denver Parks & Recreation is on top of this. Repairs are underway and should be complete by March 2017.



Cyclists should be happy to see the new switchback that will make getting up that hill much easier.

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Retail and Development Update

New year, new stores, and new locations. Here's a look at what's happening around Winston Downs.

- Lowry Town Center: **Chop Shop**, originally of East Colfax Avenue, in November opened a second location in the former Salty Rita's restaurant space, 200 Quebec Street. The menu includes burgers, sandwiches, vegetarian entrees and kids' meals, plus wine, beer and select cocktails, all with a hip, urban twist. Open daily from 11 a.m. – 9 p.m.
- The former **Albertsons** in Lowry re-opened under the **Safeway** moniker early this year. The fried chicken and two aisles of fresh fruits and veggies remain in place.
- Lowry Hangar 2: While hardly brand-new, this dining district boasts four restaurants worthy of a taste test. First, there's **Lucky Cat**, a Troy Guard restaurant calling itself "unconventional Chinese eats". Next door, you'll find **Masterpiece Kitchen**, the self-proclaimed "next American bar & grill" with an outdoor fire pit. Third, the owners of Holly Street stalwart **Locando del Borgo** now run the "modern italian" eatery **Café Mercato**. Finally, **North County** blends California with Mexico in a casual food and drinks place open unusually late for our quiet 'hood – till 11 p.m.
- Leetsdale Avenue: **Guiry's** paint shop has ousted the silver and gold dealers upstairs and added a second story of home furnishings and décor. They are beautiful, come take a look.
- The **Dillon Dairy** site at Leetsdale and Holly was demolished, and **GreenBox** storage has submitted plans to the city for a self-storage location at 5512 Leetsdale Drive (sigh). The other site GreenBox is developing is at the former Rockies Inn site at Evans & Colorado. The Dillon Dairy lot was split in two, however, and there are also plans for a grocery store for the same site. **Kentro Group** is the project developer for the grocer. No new news yet on the status of either project. Both uses are permitted by the City under the current zoning for the parcels.
- Glendale: **Bed Bath & Beyond** is planning to move into the old Sports Authority space next to Target at the end of 2017.

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- Mizel Arts & Culture Center at the JCC 350 S. Dahlia St has become the new home of the **Cherry Creek Theater** (CCT) for the 2017 season. The new location will allow CCT to continue to produce high quality plays in an intimate setting such as *Red, Hot & Cole* which documents the life of Cole Porter. More information available at <http://www.cherrycreektheatre.org>
- Cranmer Park – Hilltop: The *Glendale Cherry Creek Chronical* reported that rebuilding of the historic sundial in Cranmer Park in Hilltop is expected to get underway soon. The fundraising goal of \$1.8 million was reached with contributions from over 700 households, many foundations and businesses. The plaza is currently in disrepair and was recently placed on *Colorado Prevention's Most Endangered Place* list in 2013.

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Denver Happenings

Denver Restaurant Week: February 24 - March 5. More information on-line: www.denver.org/denver-restaurant-week/

Jewish Film Festival: February 8 - 20. On-line: www.maccjcc.org/film-festival/

Rocky Mountain Train Show: March 4 - 5 at Denver Mart. Visit www.rockymountaintrainshow.com

Colorado Rapids Home Opener: March 4. More information on-line. Visit www.coloradorapids.com/

St. Patrick's Day Parade: March 11. Find out more at www.denverstpatricksdayparade.com/

National Alpaca Show: March 17-19 at the National Western Complex. Free admission: <http://www.alpacainfo.com/alpaca-nationals>

Harlem Globetrotters: March 18 at the Pepsi Center. For more information, visit <http://www.harlemglobetrotters.com/>

Star Wars and the Power of Costume at the DAM: Through April 2. For more information visit www.denverartmuseum.org/exhibitions/starwars

Colorado Rockies Opening Weekend: April 7 - 9. For more information, visit <http://colorado.rockies.mlb.com/>

Free Days:

Children's Museum of Denver - March 7, April 4, May 2

Clyfford Still Museum - March 31, April 28, May 26

Colorado Railroad Museum - March 8

Denver Art Museum - March 4, April 1 & 30, May 6

Denver Botanic Gardens (York) - February 20, March 22, April 2

Denver Botanic Gardens (Chatfield) - March 7, April 4

Denver Museum of Nature & Science - February 27, March 13, April 10 & 30

Denver Zoo - February 12 & 13

Four Mile Historic Park - February 10, March 10, April 14, May 12