

# WINSTON DOWNS COMMUNITY ASSOCIATION

Quarterly Newsletter March 2021



## FROM THE BOARD

With more vaccine choices now, our lives will hopefully become more *normal* as we reach the summer months and hopefully sometime this year, we'll be able to hold a neighborhood-wide meeting.

Because of all of the recent changes to zoning, upcoming Area Plan initiative, proposed new Marijuana regulations and a recent discovery that part of our neighborhood is still under a Protective Covenant, there is no better time to get involved with our neighborhood organization (WDCA) than now.

If you are not signed up to get our News Updates, please notify us at [info@winstondowns.org](mailto:info@winstondowns.org) and we will add you to the list.

The Board is committed to represent our resident's positions – we can only do that with resident involvement and participation in our meetings. We currently meet via Zoom online on the third Tuesday of each month.

Membership is voluntary and still a bargain at \$15/per household per calendar year and is open to renters and homeowners alike.

[www.winstondowns.org/membership](http://www.winstondowns.org/membership)

Our neighborhood is stronger when you are involved and your voice is heard.

### Board members:

Jane Lorimer, VP (Acting president, Newsletter editor); Wendy Glazer, Co-secretary; Jacquie Marks, Co-secretary; Joanna Milewski, Treasurer; Marsha Badanes, Social media; Margot Frank, Safety; Tim Rooney, Past President

## CITY COUNCIL APPROVES GROUP LIVING

The approved zoning amendments increase the number of unrelated adults who may live together to five (5), up from two (2) in a house and four (4) in an apartment.

Code also adjusts rules for Residential Care facilities so they are regulated by the number of people they serve, rather than by the type of services they offer.

- What we knew formerly as "group homes" are covered under this change and amendments add categories of unlicensed Residential Care such as homeless shelters.
- Lot sizes that are 12,000 SF or more may be subject to Type 2 Residential care facilities that hold up to 20 people.
- Typically, if the home was single family use, this will not transfer to Residential Care use.

A Residential Care use that is operated less than 24 hours per day (such as a facility providing only overnight emergency shelter) shall comply with the following standards:

a. Waiting areas shall be placed and supervised so that the operation of the Residential Care use will not create obstructions in adjacent public rights-of-way.

b. A Residential Care use that is closed during the day (such as an overnight shelter) shall make restroom facilities available during hours when the Residential Care use is closed. Such facilities may include temporary or mobile restroom facilities provided by the City.

**In this edition: Group Living Approved, Denver's Paving Season, New Marijuana Regulations, Crime update, Skunk report and much more.**

## DENVER'S PAVING SEASON



Denver's **paving season** is expected to start March 22, weather permitting. Temporary no parking signs will be placed on streets to be paved at least 24 hours in advance of crews arriving. Cars left on the street when work begins will be moved – typically within a two-block radius of where the car was parked – and vehicle owners will receive a \$50 citation for parking in a no parking zone. Given the continued economic hardships related to COVID-19, DOTI will refrain from issuing an additional \$100 citation for the tow during the 2021 paving season. Residents who need help locating their cars following a short-tow can call the city's non-emergency line at **720-913-2000** for assistance.

## VEHICLE REGISTRATION ENFORCEMENT RESUMES IN APRIL



With the State of Colorado indicating to county motor vehicle offices that it will be resuming timely processing of requests for new, standard (green and white) license plates by the end of March, clearing its backlog of work, the City and County of Denver will restart enforcement of vehicle registrations laws on the first of April. Here's how Denver County residents

can take care of vehicle plates and registration status before April 1.

### New, Standard Plates

Denver County vehicle owners who prefer standard green and white plates can get their plates without waiting by visiting one of the Denver County Motor Vehicle Offices. Please note, vehicle owners must utilize the motor vehicle office located in their county of primary residence.

## NEW PROPOSED MARIJUANA REGULATIONS



The State of Colorado sets the State regulations for marijuana and the various counties within Colorado will have options to opt-in or not. Denver is proposing opting in for two newer additions to regulations to "make it easier to access" product.

WDCA Board has concerns about enforcement, loopholes in home delivery systems and safety/health of workers. Here is an overview of the two new regulations to be voted on by City Council around the first week of April.

1. **Home Delivery Opt-in** to allow delivery of marijuana to private residences and align with state laws & rules as much as possible with a few additional safety and youth protections added.
2. **Hospitality program** allowing for small sales at Hospitality & Sales locations and tour bus operations through Mobile Hospitality licenses, including opting in to the exemption from the Colorado Clean Indoor Act for the smoking & vaping of marijuana indoors. (i.e., marijuana bars).

**SUPPORT YOUR NEIGHBORHOOD  
JOIN WINSTON DOWNS COMMUNITY ASSOCIATION!**



## SKUNKS AND RACCOONS-PHEW!

*Submitted by Margot Frank, Safety Chair*

The spring brings skunks and raccoons. Females are looking for safe havens to have babies. Check that your chimneys have their caps in place because raccoons love our fireplaces as a place for having babies.

Skunks dig tunnels into window wells or move into them and dig under fences, sheds and patios for nesting. They look for food in trash too.

Denver's Green School gardens draw skunks. Unfortunately, DPS will not trap skunks due to child safety, and the City does not provide that service either, so it's up to homeowners to manage this issue.

### A few tips:

- Use private services like Critter Control to trap and remove.
- Motion activated lights are a deterrent
- Skunk repellents and pest repellent devices (Citrus, ammonia, mothballs and predator urine (dog, coyote, etc) are three smells that can scare off skunks. If you use mothballs or ammonia-soaked cotton balls, be sure to keep them far away from children.)
- Inserting chicken wire six inches into the ground under fences limits the digging under fences
- If your pet gets sprayed mix 1 quart of 3% hydrogen peroxide, 1 cup of baking soda and 1 teaspoon of dish soap in a bucket of warm water.

## WELCOME COTTONWOOD COMMUNITY ALTERNATIVES



Cottonwood Community Alternatives, Inc. is a private, non-profit agency established to provide a broad spectrum of services to Colorado Citizen's with intellectual and/or developmental disabilities. They have completed the purchase of 716 S. Poplar St. and will begin

remodeling soon. They plan to have no more than three or four residents at this location. This will fall under a Type 1 Residential Care facility under the new Zoning Text Amendments. For more information about CCA please see their website: <http://www.cottonwoodcommunityalternatives.org/>

# ANNUAL MEETING

## WINSTON DOWNS ANNUAL MEETING

***Winston Downs Community Association – WEDNESDAY May 19 at 7:00pm – via Zoom.***

***This meeting is open to all residents; however, we do need to have your email address in order to provide the invitation to attend, as the meeting will be held via Zoom due to continued Covid concerns***

## CRIME UPDATES

Submitted by Margot Frank, Safety Chair



The good news is that last month crime declined in our neighborhood. Car break-ins and thefts are still the biggest property theft. District 3 reports that many auto thefts and

break-ins are crimes of opportunity. Please . . .

- Lock your cars that are not garaged, and don't leave them running to warm them up.
- Lock your front and back doors & windows when leaving the house or going to bed.
- Secure your dog doors when away or at night.
- Always good to have someone check house and pickup newspapers and mail if vacationing.

Neighborhood Watch is helping to keep crime down. If your block would like to sign up please contact Christie Mochoruk at [Christie.Mochoruk@denvergov.org](mailto:Christie.Mochoruk@denvergov.org).

District 3 and all of DPD are trying to help us fight crime. If you have an emergency call 911 otherwise please call the DPD non-emergency number which is 720-913-2000.

The main crime that does occur in the neighborhood is along the Leetsdale corridor. Unfortunately, most reported assaults are due to domestic violence. Also, crime numbers include the recent fraudulent unemployment claims.

Because of a much-needed new dispatch system and an old, unsynchronized Denver communications system there is no Reverse 911 currently working. DPD and the city are working as fast as possible to correct this. For current crime updates, you can tap into local news apps and check our Facebook page and Next Door for updates about Winston Downs.

STOP CRIME –  
SEE SOMETHING, SAY SOMETHING!



### A LITTLE NEIGHBORHOOD HISTORY

Winston Downs (1955). The Mayfair Land Company platted Filing Number 1 of Winston Downs in 1955. Three additional filings came in 1955, 1957, and 1962. The subdivision, located west of Fairmount Cemetery and southwest of Lowry Air Force Base in east Denver, was described as a \$5 million, 250-home development. Houses, "country type architecture selling for about \$20,000," were characterized as "moderate, suburban homes in a park-type neighborhood."

When Winston Downs was being developed, most of the filings came with 25-year protective covenants. While most were written to expire in the 1980's, the Third Filing covenants were written to renew unless a large percentage of homeowners chose to revoke or amend the covenants and they are still in place today. Residents located in the Third Filing are deciding now whether or not to revoke or keep existing covenants



### MARCH IS ONE OF OUR SNOWIEST MONTHS!

Please remember to clear sidewalks per City ordinance within 24 hours of when snow stops falling.

Be a Snow Angel and help your neighbors and also check on older residents near you.

## WDCA BOARD AND OUR COMMITTEES NEED YOUR SUPPORT



Winston Downs Community Association is a voluntary organization managed by residents. Membership is voluntary. Service on the board and as committee chairs and members is voluntary. Your participation is vital to keeping Winston Downs a great, safe neighborhood.

***Our goal is to build a sense of community and pride within our boundaries. WDCA does that by hosting open meetings, publishing news and by listening and responding to the resident needs and concerns.***

Winston Downs Community Association will have open seats for the Board of Directors at its annual meeting in August. The Board is responsible keeping residents updated on City changes and issues impacting our residents, addressing specific concerns such as zoning issues, traffic, and other neighborhood concerns. The Board meets monthly for about two hours on the third Tuesday of each month. Occasionally, there are special meetings for actions that require immediate remedy.

The Board also initiates actions such as weed removal along curbs on Monaco and Quebec, neighborhood clean-up, special forums and informational meetings. Meetings are currently via Zoom due to Covid gathering restrictions.

Our committees and their meetings are open to all residents as well. We value and welcome your participation. There's plenty of opportunity to get involved to keep our neighborhood on the positive side of things! Our active committees are:

- Communications (Website, newsletter, e-News, social media)
- Newsletter development and ad sales
- Newsletter delivery – block captains
- Safety (Crime alerts, safety and crime prevention tips, Neighborhood Watch)
- Social events to keep neighbors connected when we are permitted to gather
- Zoning -issues as they arise

Please contact WDCA at [info@winstondowns.org](mailto:info@winstondowns.org) or [membership@winstondowns.org](mailto:membership@winstondowns.org) to volunteer or be considered for next Board election. Mailing address: P.O. Box 22594, Denver, CO 80222 Our Website contains current news, access to Board minutes and a bit of history [www.winstondowns.org](http://www.winstondowns.org)

### BEWARE OF NEW SCAMS!



The scams surrounding Covid and IRS stimulus checks are growing by the day, as are online scammers claiming to confirm Amazon orders, saying your email is "full" and many more. Please remember NO ONE from Microsoft or Apple will ever call you about resetting your computer or updating software.

IRS does not phone you; they inform you by USPS. Unless you call the source, do not give your Social Security number or personal information to anyone.

And, phony vehicle warranty offers are the worst! They just never stop contacting people!



**Great food,  
freshly prepared  
is our passion.  
If you're looking for a  
breakfast or brunch place  
near Winston Downs  
you've come  
to the right place.  
Modern twists on  
classic breakfast dishes  
with the best ingredients  
means you're ready to  
start your  
Morning Story right.**

**Now Open 8 AM to 1:30 PM for  
Dine-In or To-Go**

**560 S Holly St, Denver, Colorado 80246  
303.577.9050**

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## WINSTON DOWNS MEMBERSHIP APPLICATION 2021

Membership in Winston Downs Community Association is voluntary. We invite you to help build community within our neighborhood by participating. Please complete this application and return it with your membership dues of \$15 per household for the year. Return envelope enclosed with newsletter.

**Household name:** \_\_\_\_\_

**Street address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Email (for news updates):** \_\_\_\_\_

- **How many total residents at this address?** \_\_\_\_\_  
How many are: Infants - age 4 \_\_\_\_\_ ECE (4)-K12 school age \_\_\_\_\_
- **Are you on our email list to receive neighborhood news updates?**  Yes  No  Don't have email  
 Yes please add me to your e-news list.
- **Do you visit our website [www.winstondowns.org](http://www.winstondowns.org)?**  Yes  No  Not aware of it

- **How important to your household are these issues/activities within our neighborhood?**

*[Please indicate choice by marking "X" in appropriate box]*

	Very Important	Somewhat Important	Not important
Traffic, speeding, etc.			
Safety/ crime			
Zoning changes in Denver			
Neighborliness			
Neighborhood newsletter/updates			
Holding special meetings to learn about scams and other topics.			

- Please give us your suggestions for things you would like to see us do or any of your concerns *.[Use back if you need more space]*

<p><b>What do my dues/donations pay for?</b></p> <ul style="list-style-type: none"> <li>• Traffic calming, working with city</li> <li>• Informative meetings open to all WD</li> <li>• Monitoring and tracking crime/safety</li> <li>• Quarterly newsletters to your door</li> <li>• Monitoring changes that impact WD</li> <li>• Website (<a href="http://www.winstondowns.org">www.winstondowns.org</a>)</li> </ul> <p>WDCA Email: <a href="mailto:info@winstondowns.org">info@winstondowns.org</a></p> <p><b>REFERRED BY</b> _____</p> <p><b>ADDRESS</b> _____</p>	<p><b>Make checks payable to WDCA and indicate level(s) you are paying.</b></p> <p><input type="checkbox"/> 2021 Membership dues \$15/household</p> <p><input type="checkbox"/> Additional donation to the WDCA (optional)          ___\$5 ___\$10 ___\$20 ___Other</p> <p><b>Please return this form in the envelope provided with your payment to the address below.</b></p> <p style="text-align: center;">WDCA, PO Box 22594, Denver, CO 80222  <b>Or you may fill out application and pay online</b>  <a href="http://www.winstondowns.org/membership">www.winstondowns.org/membership</a></p>
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**Winston Downs Community Association**

**P.O. Box 22594**

**Denver, CO 80222**

**Website: [www.winstondowns.org](http://www.winstondowns.org)**

**Email: [info@winstondowns.org](mailto:info@winstondowns.org)**

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