

WELCOME TO WINSTON DOWNS NEIGHBORHOOD

WDCA
Winston Downs
Community
Association

Winter 2019

WHO WE ARE

The Winston Downs Community Association (WDCA) is a Registered Neighborhood Organization with the City of Denver and was 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.

WDCA's role is to promote community unity by:

- Organizing social events
- Connecting residents with each other
- Keeping residents informed about city development and other issues that directly affect us
- Promoting neighborhood safety and crime reduction efforts
- Serving as a liaison with the city for zoning, permitting and policy issues

Our Board is made up of our volunteer residents and you are always welcome to attend our Board meetings. It's only through neighbor participation that we get direction on what matters to you.

WDCA JANUARY 2020 MEMBERSHIP

Dues are still only \$15 per household. Dues pay for social events, meeting space, website/social media communications, community-wide emails, newsletters, neighborhood cleanup efforts and more.

You can now join online!

www.winstondowns.org under the Membership header

HOW TO GET INVOLVED...

**Neighborhoods work better
when they work together.**

If you are interested in getting involved to build our community, please email us at info@winstondowns.org or call Jane Lorimer, Secretary, at 303.388.9224.

Current Help Needed:

- Social events idea generation and people to plan events
- Social media contributions
- Writing newsletter articles of general interest
- Newsletter layout and editing
- Newsletter delivery (block captains)

FOLLOW US ON FACEBOOK

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

FUTURE ASSOCIATION MEETINGS

WDCA Board Meetings

Third Tuesday of the Month
BMH BJ Synagogue 7:00pm

Meetings are open to all Winston Downs residents.

NEXT Board Meeting
January 21, 2020

In This Issue:

What We're Working On
Conservation Overlay Outcome

Upcoming Events
Traffic Mitigation

Call for Volunteers
Membership Application

WHAT WE ARE WORKING ON

Conservation Overlay Outcome

The request to explore a Conservation Overlay District (COD) was presented to the WDCA board at the February 19, 2019 meeting. The Board agreed to present this topic at the Annual Meeting held on April 16, 2019.

At WDCA's annual meeting on April 16, the city was invited to make a presentation about various zoning tools available to neighborhoods related to zoning. The membership voted to request further presentations from the city about Denver's Neighborhood Planning Initiative/NPI and Conservation Overlay Districts/COD.

Three Neighborhood meetings were held (6/18, 7/30 and 8/18) with presentations and Q/A from a City Planner with Denver Community Planning & Development-Planning Service Urban Design. The purpose of the meetings was to educate neighborhood residents concerning:

- **What is a Conservation Overlay District?**

A COD establishes or modifies specific zoning code that preserves the existing distinctive features, identity, or character of a neighborhood. *A COD, if adopted then becomes the neighborhood's specific zoning code.*

- **What is the Neighborhood Planning Initiative?**

NPI is a city-driven planning process. This small area planning process offers stakeholders the opportunity to come together and shape the future of an area. NPIs may help encourage conservation of the existing distinctive features, identity, or character of a neighborhood. *NPI's are part of the City's planning guidelines which follow the existing zoning codes.*

Fifty-five (55) of the 549 total WDCA households attended at least one of the Neighborhood educational meetings. After each meeting, a post event survey was sent to each attendee.

Survey results:

Survey was sent to 67 attendees with a response from 36 received. A threshold was established by the Zoning Committee, of 60% positive responses to the question "Would you like the WDCA to continue to pursue a COD?" The results to that question were:

39% responded yes
28% responded no
33% responded not sure

The recommendation from the Zoning Committee to the WDCA board was:

"Based on not achieving a 60% yes response, the Zoning Committee recommends not moving forward with the COD process at this time. The NPI could target potential issues currently identified by the WDCA COD documents. These issues could be effectively addressed through the NPI, but only with a high level of neighborhood involvement."

The board accepted the recommendation and will not apply for the COD at this time. In addition, because of the low percentage of neighborhood participation in this process, the Board has requested the Zoning Committee devise a strategy to better engage and educate the neighborhood on zoning issues like the COD and NPI.

The Zoning Committee recommendation and the City's presentation can be found on the WDCA website.

Other Projects

Improved Website

The committee is working hard to migrate our website to a new and improved look and feel.

Traffic Mitigation

We've made a request to Public Work/Traffic to install earlier alert signage about the lane merge at Alameda and Quebec eastbound and we've asked for overhead lane designation signage for the intersection.

Traffic added a head-start walk light at Monaco/E. Exposition to give students and pedestrians a safer crossing time.

400 S Monaco Parkway

As you will note, the old farmhouse is down and the property is under a sales contract. We will keep you posted on any zoning changes that might surface.

660 S Monaco Parkway

The City of Denver condemned this property, preventing it from being occupied unless the owners cleaned up the exterior and interior. The property was sold. The new owner is still under the cleanup requirement imposed by Denver Department of Public Health & Environment, and the new owner has put the property back on the market.

SNOW REMOVAL

IT'S WINTER- WE GET SNOW!



Be a great neighbor!

Everyone enjoys safe, clear sidewalks – and it's everyone's responsibility to keep the sidewalks adjacent to their home clear and accessible. Shovel all sidewalks, wheelchair ramps, and bus stops around your home as soon as it's practical and safe. Businesses have 4 hours after the snow stops to shovel, and residents have 24 hours.

Show kindness and offer to help your neighbors if they aren't able to shovel! Neighbors helping neighbors is one of the things that makes Denver great. You can also volunteer to be an official "snow angel" at denvergov.org/snowangels

Tips from the City:

- Use the shovel to push the snow; don't lift it.
- Shovel early! When snow isn't shoveled, it gets packed down and becomes ice.
- Shovel into your yard, so the snow plow doesn't push it back onto your sidewalk.
- Shovel away from roadways and bike lanes, so plows don't push the snow back onto your sidewalks.

Did you know?

Salt can be damaging when it runs off into your lawn or the storm sewer with the snowmelt. Look for eco-friendly and pet-safe deicers.



- ✓ Top Sales in 80224 3 Years Running
- ✓ Proud Winston Downs Residents
- ✓ 98% Referral Based



info@zalkingroup.com
720.251.4778
www.jessiczalkingroup.com



WE LOOK FORWARD TO PROTECTING YOUR FAMILY WITH SECURITY, VIDEO AND HOME AUTOMATION

YOUR SECURITY MAN

Crime is up in this area, I am your neighbor and want us all to be safe. I've installed a few Winston Downs Board Members homes. As a Special for being a resident, you get all your equipment, installation and activation for FREE. Just pick from one of our monitoring plans. Call me TODAY to schedule your walk through consultation!

- #60 5 Star ratings on Yelp, and counting.
- We already have over 40 recommendations on the Nextdoor App from your neighbors who've used us.

BeSafeWithJoel@gmail.com
www.YourSecurityMan.com

720-277-9653

THE NEIGHBORHOOD PLANNING INITIATIVE

In 2016, when the initiative was launched by Denver City Planning, only about 19 percent of the city benefited from a small area plan adopted after Blueprint Denver, the 2002 citywide land use and transportation plan.

Another 39 percent of the city has plans in place that were adopted before Blueprint Denver, making them increasingly out of date. And about 42 percent of the city had no small area plan at all.

This initiative is a 10 to 14 year effort to ensure that every corner of the city has a small area plan. Once that is the case, neighborhoods will be on more equal footing, benefiting from comparable policy guidance on issues related to growth and development.

Core values:

The neighborhood planning process has three core values. These values are the foundation of the Neighborhood Planning Initiative and guided the development of the strategic plan. These core values will remain constant as area plans are developed over the coming years.

1. Intentional
2. Equitable
3. Measurable

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

WINSTON DOWNS & VICINITY

Denver Green School (DGS) Signage

You may have noticed a new electronic sign at the DGS on the corner of Magnolia/Virginia. The PTA paid for the sign through a fundraiser in an effort to remind parents and students of school activities. The sign is off at 7:00pm. The city approved the placement and installation.

Former Watson's Memorial Company Property

So far no change. The 43,000-square-foot property located on the southwest corner of Alameda/Quebec was sold in 2013. WDCA heard a proposal in 2017 from the new owners for potential use of the property, but thus far, no further actions have been taken by the owners other than fencing the area and adding containers.

Lowry Wrap-up – Encore Apartments on Quebec/Lowry Blvd.



[Courtesy Denver Post]

The Encore Apartment complex is wrapping up and is part of the 70-acre Boulevard One development between Quebec and Monaco streets just south of First Avenue. It will include 800 residential units, 200,000 square feet of commercial space and 13 acres of parks and open space. Eighty-six (86) of the 800 units will be affordable housing. The development is considered the last major infill project of the community. Lucky Supermarket and other retail will be forthcoming.

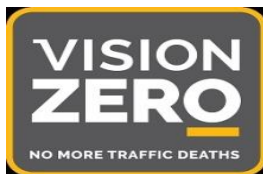
Thank you to BMH-BJ Synagogue for permitting our neighborhood meetings through the year.



Winston Downs is part of the Washington/Virginia Village statistical neighborhood. Overall, Winston Downs is a very safe neighborhood. Crimes reported specifically in our area are for the most part, crimes of opportunity such as theft from vehicles, open garages.

Tips For Keeping Your Home Safe

- Lights on at night for safety and crime deterrent.
- Camera security is a strong deterrent.
- Install motion-detecting lights.
- Set timers for your lights, TVs and radios to mimic human activity.
- **Get to know your neighbors.**
- Lock your house and close garage doors.
- Establish a neighborhood watch.



Did you notice the speed sign at Newport and Alameda?

This solar generated-speed notice sign is part of Denver's Vision Zero project to decrease deaths and injuries to bikers and pedestrians.

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. **Denver's goal: Zero traffic-related deaths and serious injuries by 2030.**

We have a lot of walkers and bikers in our neighborhood—so please, be mindful of pedestrians and bikers as you drive around our streets and also please honor the traffic stop signs whether driving or biking.

[Courtesy: Denver District Attorney's Office]



SPOOFING

Spoofing is when a caller deliberately masks the number on your caller ID display to disguise their identity. Scammers often use "neighbor spoofing" so the number appears to come from a neighbor, a local number, or from a company that you already know and trust. If your number is the one spoofed, you may not find out until you start receiving calls from angry people who think you were the one who called trying to sell something or even to defraud them. One woman said she received about five calls a day for months from angry people thinking she had been the telemarketer making fraudulent sales calls.

Sometimes scammers use spoofed numbers for robocalls with a real person using a script to make you think you are working with a company you know. The caller will try to convince you to give out a password or a PIN to your bank account. Never "try to find out who called" by calling the number that appeared on your caller ID. Use a customer service number on a bill or account statement to find the official phone number.

Here are some ways to avoid being spoofed:

- Do not answer calls from unknown numbers. If you answer and it is not who you expected, do not hang on, hang up.
- If a caller asks you to hit a button to stop getting calls, just hang up instead.
- Never assume an unexpected call is legitimate. Hang up and call back using a number you can verify on a bill, a statement, or an official website.
- Be suspicious. Con artists can be very convincing: They may ask innocuous questions, or sound threatening, or sometimes seem too good to be true.
- Never give out personal information – account numbers, Social Security numbers or passwords – or answer security questions.
- If you feel pressured for immediate payment, use extreme caution. Ask your phone company about call blocking tools for landlines or apps for mobile devices.

As always, if think you have been scammed; call the DenverDA Fraud Line 720-913-9179

WHY BE A MEMBER OF WINSTON DOWNS COMMUNITY ASSOCIATION



There is often confusion between Homeowners Associations, Block Watch groups, and Neighborhood Associations. Each is valuable, but serves differing purposes.

Winston Downs is an RNO – a registered neighborhood organization with the City of Denver. RNOs are an important part of the fabric of the city and play a key role in the ongoing effort to make Denver a great place to live and work. The [City Ordinance](#) primary purposes are to improve the flow of information between RNO's and agencies of the city and to enable RNO's to present their positions before certain decisions affecting their neighborhoods are made by agencies and departments of the city.

Membership in WDCA is voluntary. Our goal is to build a sense of community and pride within our boundaries. WDCA does that by such things as hosting open meetings, publishing newsletters, and planning social opportunities to get to know your neighbors.

Our Board meetings are publicized and open to all residents – members or not. All residents are welcome to bring requests and concerns to our meetings.

We host an annual meeting in April to catch neighbors up with what's going on and to elect those who serve on the Board. In 2020, we plan to add a speaker series focused on relevant topics to all such as fraud alerts.

There are also studies that say **crime is lower when neighbors know each other** – Winston Downs boasts a low crime rate because we have Neighborhood Watch on some blocks and we watch out for one another.

Things we work on regularly

- ✦ Working with city for pedestrian safety
- ✦ Monitoring and tracking crime/safety
- ✦ Monitoring changes that impact WD
- ✦ Sending breaking news alerts
- ✦ Options for neighborhood gatherings, ways to share information
- ✦ Website updates
- ✦ Newsletter

\$Where your dues go

- ✦ Meeting space to accommodate WDCA board, committee and special interest meetings
- ✦ Quarterly newsletters delivered to your door
- ✦ Neighborhood social events
- ✦ Neighborhood improvements such as neighborhood identification signage, cleanup activities
- ✦ Website fees
- ✦ Event notifications, mailings

Committees and Volunteer Efforts

If you are interested in supporting any of these please contact us at info@winstondowns.org

- ✦ Newsletter delivery
- ✦ Zoning issues
- ✦ Website improvement
- ✦ Communications (newsletter, web, breaking news, social media)
- ✦ Traffic issues
- ✦ Speaker topic development

Where to Find Us

Website: www.winstondowns.org

If you want to be added to breaking news (emailed) please let us know at info@winstondowns.org

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



WDCA Membership Application

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. If you prefer to fill this out and pay online please go to www.winstondowns.org/membership. Thank you!

Household name: _____

Street address: _____

Telephone: _____ **Email (for news updates):** _____

• **How many adults at this address:** _____
 Infants/Toddlers: _____ K-8 grades: _____ 9-12 grades _____ College _____

• **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?** 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			
Neighborliness			
Neighborhood newsletter/updates			
Social events to get to know neighbors			

• 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>What do my dues/donations pay for?</p> <ul style="list-style-type: none"> • Traffic calming, working with city • Informative meetings open to all WD • Monitoring and tracking crime/safety • Quarterly newsletters to your door • Neighborhood social events • Monitoring changes that impact WD • Website (www.winstondowns.org) <p>WDCA Email: info@winstondowns.org</p>	<p>Make checks payable to WDCA and indicate level(s) you are paying.</p> <p><input type="checkbox"/> 2020 Membership dues \$15/household</p> <p><input type="checkbox"/> Additional donation to the WDCA (optional) ___\$5 ___\$10 ___\$20 ___Other</p> <p>Please return this form in the envelope provided with your payment to the address below.</p> <p>WDCA, PO Box 22594, Denver, CO 80222</p> <p>Or you may fill out application and pay online www.winstondowns.org/membership</p>
---	---

**WDCA
Winston
Downs
Community
Association**

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

Board members

Tim Rooney, President
303-619-8509
info@winstondowns.org

Terry Telfer, Vice-President
Jane Lorimer, Secretary
Joanna Milewski, Treasurer
Jerry Shustrin, Safety Chair
Marsha Badanes,
Wendy Glazer
Gail Wheeler



HAPPENINGS IN DENVER & VICINITY

The City and County of Denver and 9News present **Light the Lights** -- the annual lighting of Denver's City and County Building and winter festival in Civic Center Park on Friday, Nov 29, 4 - 8 p.m . The Parade of Lights will be December 6 and 7 at 8:00pm. Civic Center Park - 101 14th Avenue.

Holly Jolly Lowry Holiday

Saturday, December 7th, 2:00 to 5:00 PM
Eisenhower Chapel, 293 Roslyn St.
Visit with Santa from 2:30 to 4:30!

National Western Stock Show Parade

Thursday, January 9, 2020 beginning at noon. starts from Union Station and heads down 17th to Tremont, turns right on Tremont to 15th back to Wynkoop and returns to Coors Field Parking Lot A.

Inter-Neighborhood Cooperation – January 11, 2020 will meet from 8:30am-11:30am at South West Improvement Council, 1000 S Lowell Blvd. Topic: Rent Control

Winston Downs Community Association – Board meeting January 21 at BMH Synagogue 7:00pm-8:30pm.

Happy, safe holidays to all!

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

