

Winston Downs Community Association
Board Meeting March 15, 2022
Location: BMH BJ Synagogue

Meeting called to order 7:06 PM

Quorum present: Jane Lorimer, Joanna Milewski, Tim Rooney, Margot Gilbert Frank, Marsha Badanes

Residents: Dave County , Mickey Greenburg, Jackie Robb
Logan Frye (Sr. Aide District 5)

Minutes: Motion made (Margot Gilbert Frank) and seconded (Marsha Badanes) to approve minutes from February 18 board meeting – approved unanimously

Presidents Report – Jane Lorimer

- 6750 Expo – ZNIS is working on getting an inspection of the inside of the home. They can't make any determinations without seeing the inside. No timeline or other updates on this.
- 660 Monaco – No news on the sale, chain of title and assessor records haven't been updated yet.
- 333 Oneida – No news on this either. They are still in permitting. Marsha Badanes to report separately
- Ice blading – The City (thanks to Logan Fry) is working on solutions in places where ice buildup may prevent emergency and/or city vehicles – i.e. S. Oneida Way/ S. Pontiac Way
- Redistricting – WDCA sent a letter of support for Map A, which changed so we sent support for Map D with note that should that change, WDCA supports any Plan that would keep WD within District 5 – no split council district.
- Due to reports of high speeding from Monaco going east on E. Virginia, we got a “your speed” sign moved from E. Virginia/S. Olive to area closer to the DGS. The sign was moved, though it doesn't seem to be working so will follow up
- Jan Hoskins and I met to re-design the newsletter delivery routes so we match the number of volunteers agreeing to distribute the next newsletter. She will/has reached out to Tim Rooney to review as well.
- Newsletter draft with Tim for review. One full-page ad sold.

Treasurer report - Joanna Milewski

- Treasury:
 - Savings balance: \$7,009.09 (as of February 28, 2022)
 - Checking: \$4,842.80 (as of February 28, 2022)
- Membership at increased by 17 to 131
- Total revenue was \$2,590 including \$667 extra revenue from 36 other individuals
- In all, 32 people signed up using Paypal (24.6% of total)
- WDCA Board previously authorized \$240 donation to BMH but it has not been paid yet
- WDCA Board voted to donate \$50 to the Denver District 3 Cop shop (Margot Gilbert Frank motioned, Marsha Badanes seconded, vote to approve was unanimous)

Southeast Area Plan Development – Harvey Cohen, WDCA representative to planning group (provided report via email)

Four key surveys which were circulated by WDCA earlier:

- Land use and Built form Survey
- Housing and Economy Survey
- Mobility Survey
- Quality of life Infrastructure Survey

Each survey takes about 20 minutes. Make sure to keep referencing Winston Downs!!

Winston Downs Agreement Committee - Marsha Badanes

See attached committee report to the WDCA BOD.

For reference, here is Denver zoning regulation text related to the use of tents for religious services:

Section 11.11.18 TENT FOR RELIGIOUS SERVICES 11.11.18.1 All Industrial Zone Districts; CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R Zone Districts In all Industrial Zone Districts and the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP NWC-R zone districts, where permitted with limitations, tents for religious services shall comply with the following limitations:

- A. Must be 500 feet from a Residential Zone District.
- B. Applications shall be reviewed by the Denver Fire Department.
- C. Each such permit shall be valid for a period of one month and may be renewed

Security/Safety

Mickey Greenburg commented on continued issue with speeding on Exposition, and suggested that changing the stoplight to use a polarized lens would limit the distance from which people could see the green light, so that drivers might be less “goal-oriented” when driving down Exposition.

Open forum

It was noted that the parcel at 430 S. Newport is for sale again.

Regarding Watson’s property cleanup, Brandon Harrelson did reach out to the owners but did not have success. We do have email for one of the owners (John Matsouris) and Tim Rooney will forward to Jane Lorimer. Logan Fry will see if he can arrange an appointment for mediation between the owners and WDCA as a way to facilitate cleanup of the property.

Jane Lorimer asked if there was any way to have community service help to clean up Quebec. Logan Fry will see if anyone in the DA’s office does this

Regarding 70-foot ROW from curb to fenceline for homeowners on Quebec South of Exposition, Logan Fry will see if there is a way to do a property abatement to limit the area that homeowners are responsible for maintaining

Trees are being removed on Monaco Parkway (mostly south of 4th) due to disease and they will be replaced.

Asked whether Denver could do something to inspect houses where trees overhang sidewalks. There are not currently enough Denver Neighborhood Inspection Services staff to address these issues.

Fridays Out Front/Sunday Social planning has begun and we have several volunteers already: Gail and Kelly will host one, Dave County is able to host in June, Jane Lorimer can host one, Laura and Bob may be able to host, and the Cohens as well.

Regarding greeting bags for new neighbors – Marsha Badanes will still do this. Joanne Milewski can bring post cards from realtors showing recent sales to Marsha.

Annual meeting update

BMH is booked for annual meeting on April 26. Tim Rooney to bring sign-in sheets and large post-its. Joanne to bring pencils and pens. We can have a table to discuss neighborhood watch programs. We also will be inviting the City to discuss “pay as you throw” trash proposal for the City.

Meeting adjourned at 8:39 PM

WINSTON DOWNS AGREEMENT COMMITTEE

Report to the WDCA BOD

March 15, 2022

Committee Members: Katy Trinkley, Patti Jo Streltzer, Margo Frank, Jackie Robb, Marsha Badanes (Chair), Jane Lorimer and Harvey Cohen (Consultants and Historians)

Authorized at the January WDCA meeting.

First Zoom Meeting took place on February 23rd. All members of the Committee were present. (Thank you!)

A letter initiating conversation with the Denver Kehillah (hereafter "DK") has been sent to a director of the Shanna Glassman Foundation (Noah Makovsky) who is listed as the contact for the property on the Denver Assessors roll; Tina Axelrad, on the CPD ; and David Fishman, who is somehow associated with the DK and has been our contact in several emails in the past.

Note: It has been difficult to get contact names and address for members of the DK, but we "assume" that the above addressees will either respond and/or correct our initial contact information and/or forward our correspondence to the appropriate people for them to respond.

Our second meeting and subsequent letter to the DK will include a list of questions that we have so that we can begin to identify Good Neighbor Agreement (GNA)/ Memorandum of Understanding (MOU) issues with the DK. These issues will be discussed at a second Zoom meeting the Committee in the next two weeks.

I want to acknowledge the contributions of Jane Lorimer and Harvey Cohen to our understanding as to the City of Denver Requirements and/or an understanding as to the needs/ requirement/concerns of this religious assembly in Winston Downs.

Some of the current issues that need to be addressed:

Overnight parking. It has been suggested that driving to the synagogue for shabbat services (Friday before sundown) is allowed if the car is driven over to a nearby facility and left overnight and picked up (after sundown on Saturday) after shabbat is over on Saturday. When? How many? Where?

Parking permits around the S Oneida Way location. Complex. Not necessarily good for actual neighbors. Need a lot of discussion on this point.

Pedestrian safety (individual or in large groups). Local and/or cut-through traffic. And access points into our community

Noise. With or without amplification. (Week-days and week-ends and special events).

The deck. No tent, but will the deck be completed (20" X 60") so that outdoor services can be accommodated with its use?

Size of congregation and various services?

Number of regular services each week/day/time? Including educational classes - how many/how often/how large?

Events - Celebrations of death, marriage, youth passages, etc. Amplification? Parking? How large of the number of celebrants?
Can neighbors erect 8 foot tall fences for privacy (Requires a permit. Cost to homeowners? WCDA would approve.).

Sanitation? Trash pick-up - city or private? Who monitors? Property maintenance.

Neighbor reporting will be critical.

Notice to community/nearby neighbors of changes in structure/uses, etc.

Outdoor lighting.

Architectural & Landscaping modifications, including signage.

Fire & life safety

ADA accessibility

Residential care functions