

The Rosedale Harvard Gulch Neighborhood Association exists to connect our neighbors with each other, provide information that is of interest or importance, and to develop pride and ownership in our beautiful neighborhood. We create opportunities for community members to learn about issues that impact them, to be empowered to make decisions and take action as they choose.

Dear Rosedale Harvard Gulch Friends and Neighbors!

Fall is here, the garden has been turned over and another summer of home improvements has ended. Looking around, there has been quite a bit of change in the neighborhood - new neighbors, new babies, new businesses, new construction and even a new police district. Through all of it, your Rosedale-Harvard Gulch Neighborhood Association (RHGNA) has kept you informed through newsletters, emails and our **NEW IMPROVED WEBSITE** at **WWW.RHGNA.ORG** (check it out!).

Through our General Meetings, we give **you** a chance to hear firsthand from City officials on issues affecting the neighborhood. Your next opportunity will be on **WEDNESDAY, NOVEMBER 20TH at 6:30 pm** at the Harvard Gulch Recreation Center. Here are some items from our planned agenda:

- Captain Montoya and/or officers from our new Police District 3 will be introduced and respond to questions.
- Jeff Fergot from Safeway will present the finalized plans for the new gas pumps at Evans and Downing.
- Greg Kaiser, Denver Parks & Recreation, will be available to answer questions on the park irrigation project.
- Pat Kennedy from Denver Road Maintenance Department will discuss curb and road repairs slated for the Rosedale Harvard Gulch area.
- A representative from our City Councilman Chris Nevitt's office will be on hand, too.

So pack up the kids and wisely invest 90 minutes of your time. Helping improve your neighborhood is the very best home improvement that you can make!

Transforming our Neighborhood into a Community,

Pamela Quigley and Elissa Augello
Co-Presidents, RHGNA

Our Neighborhood

RHGNA boundaries extend between South Downing, East Evans, South Broadway, and East Yale surrounding Harvard Gulch and Kunming parks in south central Denver, CO.

Membership Donations

of \$15 may be mailed to
RHGNA

P.O. Box 101512
Denver, CO 80250-1512
or visit www.rhgna.org

Harvard Gulch Recreation Center HOURS

Mon-Thurs: 9am-8pm
Fri: 9am-9pm Sat: 9am-1pm
Sun: Closed



Photo by Cathy Wise

Our Board Elections will occur in February. We will say good-bye to friends who have served the Board well, yet also welcome new creativity, and new ideas. We are seeking candidates for several positions. **Serving on the Board is a fun, gratifying way to meet some new friends, and to support the community you love.** Several past members have returned, since they enjoyed the experience. We are so grateful for the Board's work creating events to connect our neighbors, developing a lively new website, and keeping our neighbors in touch with city issues, resources, and events! **If you have an interest in serving on the RHGNA Board, please get in touch (see pg. 2) and we will add your name to the ballot!**

Thanks for reading the RHGNA newsletter. We hope you enjoy it.

MEMBERSHIP IS FREE! JOIN OUR EMAIL LIST FOR UP-TO-THE-MINUTE ALERTS AND INFORMATION.

If you live between Evans and Yale and between Broadway and Downing, you are part of the Rosedale Harvard Gulch Neighborhood Association, or RHGNA. As a resident of this community, your investment is already a significant one. Your actions can have a profound influence on the changes and challenges this neighborhood will face in the coming years. Local efforts to convince the City to dredge Harvard Gulch could enhance your enjoyment of the park and the value of your property as well. Your knowledge of proposed development in the area may lead you to ask yourself whether that development will benefit our neighborhood or simply make it more crowded. Awareness of wildlife such as coyotes and the occasional mountain lion can help keep you, your family and your pets safer.

LEARN MORE - [attend quarterly RHGNA meetings](#) and [sign up for the email version of this newsletter](#) (you'll save us the cost of printed newsletters and you'll also [receive weekly email updates and crime reports](#)). Contact Catherine_Wise@dpsk12.org to be placed on the list. Include your home address so we can remove you from the physical delivery list.

Since some neighbors still use the printed version exclusively, RHGNA uses block captains to deliver the newsletter. If you'd like to [be a part of the block captain community](#), please contact Craig Bouck (see left).

RHGNA can also use your financial help. An annual donation of \$15 is suggested. The Board and the Block Captains put in hundreds of hours of volunteer time, but we incur some expenses. Donated funds allow us to host our annual Community Picnic which is open to all residents and their families, and also print our quarterly newsletters, create signs, and maintain the RHGNA website. You can [contribute online at our new and improved website - www.rhgna.org](#), or by mail at RHGNA, P.O. Box 101512, Denver, CO. 80250-1512, or in person at a neighborhood meeting.

Being an active member of a community brings us together, empowers us and makes us wiser. We meet our neighbors, support our local businesses, learn how to make our property safer and contribute to the well-being of the community. A popular blogger writes: *"Without a community your area is just another place to live. A house on a plot of land and nothing else."* At Rosedale Harvard Gulch we are grateful that we are so much more!

CONTACT US!

RHGNA Board Members

Board Elections are planned for February 2014! To be included on the ballot, please contact any Board Member.

Elissa Augello, Co-President
303/698-2468
augello2468@msn.com

Pamela Quigley, Co-President
303/722-4454
pamela_quigley@yahoo.com

Carri Currier, Secretary
303/908-4166
carri@catsliparts.com

Lucy Barnett, Treasurer
303/882-7036

Committee Chairs

Amy Beck, At-Large
303/726-9290

Bev Cox, Parks & Rec Chair
303-778-1018

Cathy Darnell, At-Large
303-744-0207

A.J. Reed, Zoning
720/254-4553

Lynne Scholfield, Membership
303/522-4507

Jennifer Tomeny, At-Large and
INC Liaison 303/777-7514

Cathy Wise, Newsletter
303/912-9101

Craig Bouck, Block Captain
Coordinator 303/722-9676

RHGNA Address

P.O. Box 101512
Denver, CO 80250-1512
or visit www.rhgna.org

EMAIL PARTICIPANTS: If you've enjoyed, or benefitted from, our Email Newsflashes every week or two, please consider inviting your friends and neighbors to sign on! Our goal is to share this important and beneficial information with every web-connected neighbor. We no longer have a benefactor to pay for our printed newsletter, so email and our new, improved website - www.rhgna.org - will be our best means of communication in the future.

Our outreach to new neighbors must be constant, and you can help! Our **NEW MEMBER PACKET** offers information on our community, a map of nearby resources, and more!! It is a great introduction to RHGNA for any newcomers. If you know of new residents on your block, contact Lynne at 303-522-4507 to request a New Member Packet be delivered to them.

The **NEIGHBOR to NEIGHBOR** feature on our emails allows anyone who lives, works or owns property in our neighborhood to promote their business to our listserv (600 neighbors). Home-based businesses pay \$10 for five appearances. Storefront businesses pay \$25. Businesspeople under 18 can advertise for free! Contact catherine_wise@dpsk12.org for details. We'd love to help you and your business connect with your neighbors!!

Fall Season Doesn't Faze Denver Housing Market

Adapted from Oct. 3, 2013 Metrolist.com

Provided by A.J. Reed, RHGNA Zoning Chairman, PorchLight Real Estate Group, Real Estate Broker 720-254-4553

The latest data from Metrolist®, shows local housing demand dramatically surpassing the demand seen in autumns of the past. Prices, inventory levels and the number of homes sold have softened, but by all year-over-year comparisons, the Denver market is significantly healthier than it was at this time last year. Sixteen percent fewer homes closed in September than in August, but 20% more homes closed over this time last year.

Average sold prices decreased 2% from last month, but are 8% higher than at this time last year. *"Prices have been rising so quickly over these past couple of months, even a slight change looks like a large jump,"* said Kirby Slunaker, CEO and President of Metrolist. *"I expect the average sold price to flatten out over the winter months rather than plummet."*

The year-to-date average sold price of new and existing homes has risen by 10% over last year to an average of nearly \$340,000. The average sold price of condos in the metro area is just under \$200,000, an 11% increase year-over-year. The 'days on market' measurement has stabilized, with no change from August, still averaging 39 days for September. That's down over 39% from September of 2012 and demonstrates how quickly Denver homes are moving.

The number of available listings remains at a balanced level compared to the number of homes sold. This month's inventory decreased 2% from last month, and remains 1% lower than at this time last year.

Housing demand is unseasonably strong. *"Prices are stabilizing, competition for new listings remains, and inventory increases seem to be steadying the local market overall,"* said Slunaker. *"All data points to a healthy market, which leads us to believe we are experiencing a true housing market recovery".*

Slunaker continued "Mortgage rates are still at historic lows, and we don't see housing demand diminishing due to rates under 5%." No matter when homebuyers are entering the market, it remains critical that they come to the table well informed.

ROSEDALE-HARVARD GULCH HOME PRICE STATISTICS

provided by Porchlight Real Estate Group





Academics
Ninety-Five Percent of MHA
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1:12 Student-Teacher Ratio



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RHGNA ONLINE BULLETIN BOARD

Visit our new, improved website -
www.rhgna.org

We've added a Bulletin Board where we encourage Rosedale neighbors to interact directly and share information. Needing to borrow a step ladder, or seeking a good reference for a house painter? Ask neighbors on the Bulletin Board - www.rhgna.org/blog

Harvard Gulch Irrigation Project Update

Contributed by Bev Cox, RHGNA Parks and Recreation Liaison

The ongoing irrigation work in Harvard Gulch Park is a \$1,251,000.00 bond-funded project intended to renovate 36 irrigated acres of the park. The new system redesign will incorporate multiple zones that can be managed independently during times of drought and allow for an easier conversion to low-water use areas in the future. Construction began in June and the northeast quadrant is complete. Building material from the old State Home was encountered in the northeast quadrant and the contractor worked under Denver Environmental Health directives on removing material in these areas. This slowed progress in the northeast quadrant. The contractor anticipates making up time in the other quadrants. The contractor has completed seeding in the disturbed areas of the northeast quadrant and has repaired damage to the walking path in this area. Irrigation construction in the southeast quadrant has started and progress will continue through winter 2013-14.

Photo by Cathy Wise



Please help spread the word - Park visitors are requested to PLEASE STAY OFF THE NEWLY SEEDED AREAS to allow for maximum growth before the frost.



Denver Sustainable Neighborhoods Program - RHGNA to Apply!

The Denver Department of Environmental Health is participating in the **Sustainable Neighborhood Network**. This program, founded by Lakewood, supports Denver neighborhoods in deepening their sustainability efforts, while getting support and recognition from the City. **Two neighborhoods will be selected to participate.** The City will host quarterly meetings for neighborhoods that are not selected to share ideas around sustainability and engage with City agencies and nonprofits.

Participating neighborhoods will use guidance from City staff to organize workshops, projects and events that enhance the livability of their neighborhood and reduce residents' ecological footprint. Participating neighborhoods earn program credits for their efforts and, depending on the number of credits earned in a given year, they may receive designation as a "Participating Sustainable Neighborhood" or an "Outstanding Sustainable Neighborhood" from the City.

Program participation can enhance the environmental and social strength of a neighborhood while demonstrating commitment to sustainability. Benefits may include recognition from City Council, neighborhood signage, education and an increased sense of community. To learn more, visit <http://sustainableneighborhoodnetwork.org/sustainable-neighborhoods-denver>.

Applications are due November 18. *The application requires a minimum of ten committed neighbors.* Contact Pamela at pamela_quigley@yahoo.com to join **RHGNA's Sustainability Steering Committee.**

Emerald Ash Borer Arrives!

Are Your Ash Trees At Risk?

By Alexis Alvey, CSU Denver Extension Horticulture Agent

Imagine if every tree on your street had to be cut down. Would it still feel like home? Would it still feel like your neighborhood? Would you be prepared to pay for extra air-conditioning and heat? What if the value of your home decreased? This has happened in numerous communities where streets lined with Ash trees have been decimated by an invasive insect pest called Emerald Ash Borer. In September this lethal insect was discovered in Colorado for the first time in Boulder.

Invasive insect pests and new fatal tree diseases are seriously impacting our nation's forests, our community's street trees, and our own backyards. Over the past century, global trade has greatly expanded and has inadvertently facilitated the introduction of invasive pests into this country through various means including wood packing materials. Insect pests and diseases that are native to other areas of the world can cause an alarming amount of damage to our trees. Because our trees did not evolve with these new insects or diseases, they did not develop a natural defense mechanism and as a result, they succumb easily. Native trees have died by the millions due to diseases like Dutch Elm Disease and pests like Emerald Ash Borer. ***It is estimated that over 53 million Ash trees have died or are dying due to Emerald Ash Borer.***

Plans are underway to assess the extent of the infestation of Emerald Ash Borer in Boulder. All Ash trees within a certain mile radius will need to be removed. Other municipal forestry departments throughout the Front Range, including Denver, are going to ramp-up their efforts to survey for this insect. Green and White Ash are the 3rd and 4th most common tree species in Denver according to a 2007 street tree survey, respectively. ***We will let you know about the status of Emerald Ash Borer as new information becomes available.*** In the meantime, I would encourage everyone with an Ash tree in his or her yard to educate him or herself about this lethal insect.

For national information, visit: <http://www.emeraldashborer.info>

For Colorado info: http://www.colorado.gov/cs/Satellite/ag_Plants/CBON/1251646251641

If you think you have Emerald Ash Borer in your Ash trees, or if you have any questions or concerns, or would like additional information, please contact the Colorado Department of Agriculture at 888-248-5535 or email CAPS.program@state.co.us.

Ash Tree in Harvard Gulch Park
Photo courtesy of CSU Extension



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Rosedale References Available

Linking the Present to the Past

Photos and Story by Lynne Scholfield, RHGNA Board

On a crystal clear morning in late September, Rusty Collins, Director of the Denver CSU Extension office welcomed attendees to Harvard Gulch Park for a ribbon-cutting ceremony. Denver Parks and Recreation officials, master gardeners, volunteers and neighbors came together to recognize CSU's Native Plant Demonstration Garden and the dedication of the Colorado State Children's Home Memorial.

The Denver office at Harvard Gulch Park is the largest of 60 CSU Extension offices in Colorado. The office disseminates information to the community in the areas of horticulture, urban agriculture, 4H, and nutrition. *(continued, next page)*



Preschoolers photographed with older girls and caregivers, at the Colorado State Children's Home in 1953

Photo above courtesy of www.coloradostatechildrenshome.org

The memorial garden includes a bench donated by Denver Parks and Recreation with a commemorative plaque honoring the children who once lived on the site.



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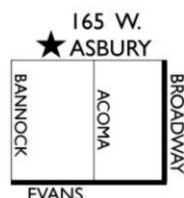


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Linking the Present to the Past *(cont'd from previous page)*

The Native Plant Garden is one of three gardens on site, joining the Plant Select Garden and the Vegetable Garden, which donates over 1,000 pounds of food annually to the St. Francis Center to feed the homeless.

CSU's Denver office is housed in the Carla Swan Building, one of only three buildings remaining from the 35 that once comprised the Colorado State Children's Home.

Jim Lucero, president of the Children's Home Association, expressed gratitude to the CSU Extension for realizing the importance and history of the Swan building which is now listed on The National Register of Historic Landmarks. He also provided some history on the Home and the Park.

In 1902, the State of Colorado purchased land now known as Harvard Gulch Park from David Moffat of Moffat Tunnel fame. The purpose was to create a larger, permanent location for the Colorado State Home for Dependent and Neglected Children. Over the years, more than 17,000 children would be raised at the State Home Orphanage.

The State Home was a working farm - with cows, pigs, a large garden and an orchard. As many as 600 children were housed here during the Depression. The CSU building (Carla Swan) was where young children - 18 months to 3 years old - lived. The current Pro Shop at the Harvard Gulch Golf Course was the boiler and maintenance shop for the home. Using first coal, and then natural gas, the boiler supplied the steam to 20 buildings via underground tunnels. The Denver SWAT team occupies the third remaining building which was once the Edbrooke Gymnasium.

As a result of alternative facilities and programs such as foster care, group homes, and increased adoptions, the State Home closed in 1971. In 1979 the State conducted a land exchange with the City of Denver and Harvard Gulch Park was born.

The impetus for the Native Plant Garden came from Barbara Fahey from the CSU Jefferson County office who is in charge of the statewide native plant program. Horticulturalist Alexis Alvey performed a site evaluation, took a soil sample, and selected native plants which thrive in zones from the plains to the mountains. The garden includes a bench donated by Denver Parks and Recreation with a commemorative plaque honoring the children who once lived on the site.

Four State Home alumni present at the ceremony cut the ribbon and the Native Plant Garden and Memorial were officially dedicated! Visitors moved on to tasty refreshments provided by Snooze - an A.M. eatery.

The Denver CSU Extension staff welcomes you to visit the garden, sit on the bench and remember the incredible history of Harvard Gulch Park.



Jim Lucero (at left) and three other State Home alumni present at the ceremony cut the ribbon and the Native Plant Garden and Memorial were officially dedicated!



Alexis Alvey designed the memorial garden incorporating stones from Campbell Hall, a Colorado State Home building that was located at Iliff and Clarkson which burned in 1987 and was demolished in 1989.

Visit www.coloradostatechildrenshome.org for a wealth of stories and photographs about the Colorado State Children's Home.



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