



ABOVE THE FOLD



The voice of Jefferson Park

For Sale —Jefferson Park

One of the privileges of being a volunteer with Jefferson Park United Neighbors is the opportunity to deliver Above the Fold to individual residences and businesses in the Jefferson Neighborhood. In walking the neighborhood it is easy to see that there are many great homes and business opportunities for sale. Every street and nearly every block has empty space waiting for the right person, family or business to fill it.

It is striking to see that no matter what a buyer (or renter) might desire, it can be found in Jefferson Park. We have historic homes that speak clearly to the heritage of the city and in particular to the early North Denver suburbs. Developers with fresh eyes have brought homes with some of the latest thinking in architecture and design while some renovations in the neighborhood have captured both elements in home style. Available homes and apartments with under 700 square feet nestle alongside 3,000 foot condos. Their prices fill a range of the low \$100's to over a half million dollars. If there truly is a lid for every pot, there is certainly a home for everyone in Jefferson Park.

All of these open homes and businesses give us a great opportunity to fill them with people just like us. Great neighbors don't just happen; they are welcomed into the neighborhood. That why it is fitting that those of us that live here are the best salespeople to our future neighbors. We know what the neighborhood has to offer and why the smart money is on making your home or building your business here.

Jefferson Park has easy access to everything that Denver has to offer. It's easy to walk everywhere and just as easy to slip away on the highway and get away. You can sit on a hill and enjoy all of the vistas that Denver has to offer, or you can sit on a porch and cozy up to your own little world.

The best part of Jefferson Park is that it will appeal to people like you. Your friends have already shown remarkably good taste by being your friend so it stands to reason that they would find as much to love about Jefferson Park as you have.

Big Splash of a Pool Party Coming to Jefferson Park

Bring your kids, your brothers & sisters, your grandma & grandpa, and of course your swim suits, towels & water toys. It's time to come celebrate the end of summer with a big splash of a pool party for everyone who lives in Jefferson Park! The party will be held Thursday, August 26th from 5:00 to 7:00pm at The Ramada Denver Midtown Hotel on Zuni between 26th & Speer. Swimming, sodas & snacks will be free, and beer & wine will be provided by The Ramada at great happy hour prices. Come join in, whether you want to swim or just relax by the pool, the evening promises to be lots of fun, and a great chance for neighbors from all over Jefferson Park to get to know one another. Any questions may be directed to Brooke Bailey at 303-667-1710

Your friends are going to want to know that the neighborhood has one of the best improving crime rates in the entire city and that there is a very positive relationship between the neighborhood and the Denver Police Department. Let them know that Denver's City Council works actively with the neighborhood to constantly improve your community and that City agencies such as Denver Parks and Recreation and Public Works know that Jefferson Park United Neighbors will work with them to help bring about improvements in the neighborhood. Tell them that JPUN is an active neighborhood association that is working hard to build a more vibrant community and that they would be welcomed and well appreciated volunteers.

Anytime you get together with those friends make sure that you mention how great it is to live in Jefferson Park and how you would love to have them not just as friends but as neighbors too.



BOARD NEWS

Jefferson Park United Neighbors
General Membership Meeting
August 3, 2010

So What Are You Doing August 3rd?

Some of your neighbors will be gathering in Jefferson Park to celebrate National Night Out in conjunction with the Denver Police Department. I'm going because I know that this is also the monthly meeting of the Jefferson Park United Neighbors' General Membership and for a change there won't be a bunch of committee reports and neighborhood business being discussed. This meeting, for a refreshing change, will just be about neighbors getting together and getting to know one another better. Sure there will be some competition to see who makes the best potato salad or has the tastiest fried chicken but mostly it will be all about enjoying our neighborhood and each other.

See you there.
Jefferson Park
August 3, 6:00 PM!

¿Que haces el 3 de agosto?

Algunos de sus vecinos se reunirán en Jefferson Park para celebrar National Night Out en conjunción con el departamento de policía de Denver. Me voy porque sé que esto también es la reunión mensual de la membresía general del Jefferson Park United Neighbors y para un cambio, no habrá un montón de informes de las comisiones y del negocio de barrio está debatiendo. Esta reunión, para un cambio refrescante, sólo será acerca de sus vecinos reunir y llegar a conocernos mejor.

Seguro que habrá algunos competencia para ver quién hace la mejor ensalada de patata o quién tiene el pollo frito más sabroso pero en su mayoría será todo sobre disfrutando de nuestro barrio y uno al otro.

¿Nos vemos allí?

Jefferson Park
3 agosto, 6: 00 PM!

Great time at the Outlaws game

For those of you who missed out, don't do it again. The outlaws treated Jefferson Park neighbors with the royally, cracking a keg of beer and laying out a spread of food in the Budweiser suite.

Best of all the Outlaws smashed their opponents while community members had the opportunity to discuss important and not so important happening in the neighborhood. Oh, and we also got to meet the team. Attendance was good but we still had a lot of free tickets, so next year we hope to see you there.



JPUN NEWSLETTER ADVERTISING RATES:

Full page \$100 1/2 page\$50

1/4 page \$25 1/8 page\$15

All ads must be provided by advertiser unless prior arrangements have been made. For further info, or to submit your advertisement, contact Joseph Boven. email: jboven@twenty3magazine.com for more information.

I would like to support the Jefferson Park United Neighbors (JPUN) with my tax deductible donation!

Name: _____

Address: _____

Phone #: _____

Email: _____

Enclosed, please find my donation in the following amount:

\$10.00 \$20.00 \$50.00 Other Amount \$ _____

Please mail donations to: JPUN

2827 W. 23rd Avenue
Denver, CO 80211

Please email weaks4@yahoo.com if you have an in-kind donation that you would like to gift to



Para venta - Jefferson Park

Uno de los privilegios de ser voluntario con Jefferson Park United Neighbors es la oportunidad para entregar Above the Fold a residencias individuales y las empresas en la vecindad de Jefferson Park. Cuando uno se camina por el barrio, es fácil ver que hay muchas casas grandes y oportunidades de negocios para la venta. Cada calle y casi cada bloque tienen espacio vacío a la espera de la persona o familia adecuada o negocio perfecto rellenarlo.

Es sorprendente ver que no importa lo que un comprador (o arrendatario) pueda desear que puede encontrarse en Jefferson Park. Tenemos casas históricas que hablan claramente al patrimonio de la ciudad y, en particular a los suburbios del norte de Denver tempranos. Los desarrolladores con ojos frescos han traído hogares con algunas de las ideas más recientes en la arquitectura y el diseño mientras que algunas renovaciones en el barrio han capturado ambos elementos en casa de estilo. Disponible de casas y apartamentos con menores 700 pies cuadrados acurrucados junto a condominios de 3.000 pies. Sus precios rellenar un rango de \$100 miles a más de medio millón de dólares. Si realmente hay una tapa para cada bote, es, sin duda, un hogar para todos en Jefferson Park.

Todas estas casas abiertas y las empresas nos dan una gran oportunidad para rellenarlas con personas al igual que nosotros. Simplemente no ocurren grandes vecinos; son bienvenidos en el barrio. Que por ello, es oportuno aquellos de nosotros que viven aquí son los mejores vendedores a nuestros futuros vecinos. Sabemos lo que el barrio tiene que ofrecer y por qué el dinero inteligente en hacer su hogar o construir su negocio aquí.

Jefferson Park tiene fácil acceso a todo lo que Denver tiene que ofrecer. Es fácil caminar por todas partes y tan fácil escape en la carretera y salirse. Puede sentarse en una colina y disfrutar de todas las vistas que Denver tiene que ofrecer, o puede sentarse en un porche y disfrutarse de su propio pequeño mundo.

La mejor parte de Jefferson Park es que será de interés para la gente como usted. Sus amigos ya han demostrado notable buen gusto por ser su amigo,

DEMENDOZA INSURANCE AGENCY, LLC
HOME-AUTO-CONDO-RENTER'S-RV-
RECREATIONALVEHICLES-MOTORCYCLE
BOAT-JET SKIS-SNOWMOBILE-SR22-DUI



2012 Federal Blvd
Denver, CO 80211
Tel. 720-341-4715
demendozaagency@yahoo.com
M-F 9:30 - 6:30
Sat 9:30 - 3:00

MARIA T. DEMENDOZA
INSURANCE AGENT
PUBLIC NOTARY



OFRECEMOS LOS SIGUIENTES TIPOS DE SEGURO:

AUTO-CASA-CONDO-ARRENDATARIO-RV
MOTORCYCLE-BOTES-SR22-DUI

¡Aceptamos Licencia mexicana y de cualquier País!
¡Los mejores precios!

por lo que se encuentra a la razón por la que se encontrarían tanto al amor acerca de Jefferson Park como tiene. Sus amigos van a querer saber que el barrio tiene uno de los mejores en el mejoramiento de las tasas de delincuencia en toda la ciudad y que existe una relación muy positiva entre el barrio y el departamento de policía de Denver. Hágales saber que el City Council of Denver trabaja activamente con el barrio para mejorar constantemente su comunidad y que agencias de la ciudad como Denver Parks and Recreation y Denver Public Works saben que Jefferson Park United Neighbors trabajará con ellos para ayudar a lograr mejoras en el barrio. Dígales que JPUN es una asociación activa de barrio que está trabajando duro para construir una comunidad más vibrante y que serían bienvenidos y bien apreciados a voluntarios.

En cualquier momento usted obtiene junto con esos amigos asegúrese de hablar de cuán grande es vivir en Jefferson Park y cómo le encantaría tenerlos no sólo como amigos sino como vecinos demasiado.



Community garden on the CEC campus brings spice to life

On learning that our new Jefferson Park garden has plants in every plot, Judy of Denver Urban Gardens, said “you guys are doing really well for a first-year garden.” With seven families tending to vegetables, plus the teens from Groundwork Denver, tomatoes, squash, peppers, and herbs all made it through the heat wave and are thriving. One of the Groundwork Denver crew, on trying the unusually shaped patty pan squash for the first time said, “it tastes like a pepper.”

As the garden matures, new features will be added, like benches and shade trees. We’ll have the opportunity to invite master gardeners to offer classes for all neighbors. And with classes at CEC back in session at the end of August, we hope to have enough produce to donate for use in their culinary program.

Are you interested in becoming a gardener? There are still a few plots left. By adopting a plot that is already planted this year, you can ensure yourself a spot for next year. Contact Cristin at ckcouzens@gmail.com for more information.

Not sure what to do with all that squash? Try this recipe for Stuffed Patty Pan Squash.

- 6 pattypan squash, stem and blossom removed
- 6 slices bacon 1/2 cup diced onion
- 1 1/2 cups soft bread crumbs
- 1/4 cup freshly grated Parmesan cheese salt and pepper to taste

1. Preheat oven to 350 degrees
2. Bring one inch of water to a boil in a saucepan over medium-high heat. Add squash, cover, and cook for 10 minutes, or until a fork can pierce the stem with little resistance. Drain, and slice off the top stem of the squash. Use a melon baller to carefully scoop out the centers of the squash. Reserve all of the bits of squash.

3. Place bacon in a large, deep skillet. Cook over medium high heat until evenly brown. Remove bacon to paper towels, and set aside. Saute onion in bacon drippings. Chop the reserved squash pieces, and saute them with the onion for one minute.

4. Remove the skillet from heat, and stir in the breadcrumbs. Crumble the bacon, and stir into the stuffing along with the Parmesan cheese. Season to taste with salt and pepper. Stuff each squash to overflowing with the mixture, and place them in a baking dish. Cover the dish loosely with aluminum foil.

5. Bake for 15 minutes in the preheated oven, or until squash are heated through.



Unit #	Sq Ft	View	Bed	Bath	Study	Parking Sp. #	Storage #	Earnest \$	Total Price
100	1,668	N	3	2		7 & 8	8	\$ 10,000	\$366,900
101	1,210	N	1	2		10	10	\$ 10,000	\$272,000
102	1,194	N	1	2		9	9	\$ 10,000	\$268,500
103	714	W	1	1		33	E	\$ 5,000	\$150,000
104	1,434	E	2	2	1	38	D	\$ 7,500	SOLD
105	698	N	1	1		34	F	\$ 5,000	SOLD
106	1,148	E	1	2		14	14	\$ 5,000	\$287,500
107	1,153	SW	2	2		15	15	\$ 5,000	\$278,000
108	1,217	SE	2	2		16	16	\$ 5,000	SOLD
203	714	W	1	1		40	A	\$ 5,000	SOLD
204	1,434	E	2	2	1	11 & 36	11	\$ 7,500	\$350,000
205	698	W	1	1		39	B	\$ 5,000	SOLD
206	1,281	E	2	2		24	24	\$ 7,500	\$310,000
207	1,153	SW	2	2		37	C	\$ 5,000	SOLD
208	1,207	SE	2	2		25	25	\$ 5,000	SOLD
301	1,179	NW	2	2		21	21	\$ 7,500	\$294,500
302	1,204	NE	2	2		22T	22	\$ 7,500	\$299,900
303	714	W	1	1		12	12	\$ 5,000	SOLD
304	1,434	E	2	2	1	20T	20	\$ 7,500	SOLD
305	698	W	1	1		13	13	\$ 5,000	SOLD
306	1,281	E	2	2		19T	19	\$ 7,500	\$320,000
307	1,170	SW	2	2		18T	18	\$ 7,500	\$292,000
308	1,207	SE	2	2		17T	17	\$ 7,500	\$299,900
401	1,179	NW	2	2		1&2	2	\$ 7,500	\$325,000
402	1,220	NE	2	2		3&4	3	\$ 7,500	\$336,000
403	714	W	1	1		5	5	\$ 5,000	\$196,500
404	1,434	E	2	2	1	30&31	30	\$ 7,500	SOLD
405	698	W	1	1		6	6	\$ 5,000	SOLD
406	1,281	E	2	2		28 & 29	29	\$ 7,500	SOLD
407	1,170	SW	2	2		23T	23	\$ 7,500	\$325,000
408	1,216	SE	2	2		26 & 27	27	\$ 7,500	SOLD
2600 FV	2,134	NE	2	3	1	Private - 2 car		\$ 10,000	\$485,000
2610 FV	2,097	N	2	3	1	Private - 2 car		\$ 10,000	\$460,000
2620 FV	2,097	N	2	3	1	Private - 2 car		\$ 10,000	\$460,000
2630 FV	2,097	N	2	3	1	Private - 2 car		\$ 10,000	\$460,000
2640 FV	2,097	N	2	3	1	Private - 2 car		\$ 10,000	\$450,000
2083 Bryant	2,053	E	2	4	1	Private - 2 car		\$ 10,000	\$455,000
2085 Bryant	2,050	E	2	4	1	Private - 2 car		\$ 10,000	\$455,000
2087 Bryant	1,907	E	2	4	1	Private (1) + sp.35		\$ 10,000	\$399,900
2089 Bryant	2,062	E	2	4	1	Private - 2 car		\$ 10,000	\$455,000

For additional information contact our sales representatives Kim Cato at 303-669-0781 or Laura Scholtz at 720-231-1803