

# Sunnyside News

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United Neighbors, Inc

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**Sunnyside Music Festival**  
**Saturday, Sept. 9**  
**10 am - 9 pm**  
**Chaffee Park,**  
**44th & Tejon**  
**A free music festival,**  
**and a fundraiser for**  
**the Conflict Center**

The 4th Annual Sunnyside Music Festival is a revival of a beloved neighborhood music festival that was held, for three consecutive years, at 2 homes in Sunnyside. This free neighborhood event featured local musicians and

*Continued on page 3.*

## SUNI General Meeting

Wednesday, September 13, 7:00pm  
**Smedley Elementary School,**  
**4250 Shoshone St.**

### RTD Gold Line EIS Process Starts: Get Involved Now!

The Environmental Impact Statement (EIS) process for the Gold Line has started. This line, planned to run from Denver Union Station to Ward Road in Arvada, is the rail transit line that will give Sunnyside a station near 38th and Inca. At SUNI's September 13th General Meeting, the consultant team that has won the contract to perform the EIS will make a presentation. This is part of the initial Public Scoping segment of the EIS. The objective of public scoping at the beginning of an EIS is to get all the issues/concerns/ambitions/worries/etc. out onto the table. We need to mention whatever we think is reasonable to study in connection with the development of the Gold Line. Come to this meeting to learn what the framework of the project is, to ask questions, and to give suggestions. For instance,

- ☛ How will the Gold Line best serve the Sunnyside/NW Denver community?
- ☛ Where should the station be located, exactly?
- ☛ Will the station serve

both the Arvada and Boulder lines?

- ☛ What type of vehicle will run on the Gold Line?
- ☛ How will the station connect to other modes of transit?
- ☛ Can bicycles be taken on the train?
- ☛ Will/Should there be parking at the station?
- ☛ What will happen to the wretched 38th Ave. underpass?
- ☛ How will businesses be affected by the construction? By the function of the line?
- ☛ Will the Gold Line bring more noise or air pollution to Sunnyside/Highland?
- ☛ What forces will shape redevelopment of property in the vicinity of the 38th/Inca station?

The answers to these and many other questions will be developed in the course of the EIS process. We need to be present at the starting line. For more information, look at the Gold Line website: [www.rtdgoldline.com](http://www.rtdgoldline.com).



### Also at the SUNI General Meeting:

#### • Zoning Appeal

The Pecos Sports Lounge, 4301 Pecos, wants to construct and operate an outdoor eating/smoking area adjacent to its building. This requires a permit, and the City Council recently decided that all such permits can issue only after a hearing at the Board of Adjustment for Zoning Appeals. The hearing on this matter is scheduled for October 3rd, at 9 AM. The views of neighbors and property owners potentially affected by this patio are relevant; such concerns can be communicated to the Board by letter or in person at the hearing; the Board can define conditions for the patio's operation. For more information, and to find out the rules governing such outdoor eating areas, please contact SUNI at [suni@sunnysidedenver.org](mailto:suni@sunnysidedenver.org) or 303-455-8335.

- T-Mobile Cell Tower Update
- Networking with friends, neighbors and council folk ■

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## THE REAL DEAL ON HOME IMPROVEMENTS

Submitted by  
Emily Bullard

W e'd all like to have a nicer house, but when considering home improvements it's important to take into account your return on investment. In other words, while some improvements may boost your lifestyle, they may not necessarily add equal value to your home. And when the time comes to sell, you may end up wishing you'd remodeled the kitchen rather than putting in that backyard pool. Although return on investment partly depends on where you live, here are some general rules:

value and stretch its life), the IRS lets you deduct those costs from taxes when you resell your home, assuming you itemize your return. Capital improvements would include adding an attic bedroom, building a wall or installing central air. But keep in mind there's a chance your brand-new second-story addition could trigger a reassessment of your home's value, which could mean higher property taxes. If considering doing substantial improvements, contact the state tax department or county property tax office to find out which home improvements might bring about a reassessment.

### Take a Look Around

Avoid making renovations that add so much value to your home that you price yourself out of your neighborhood. If you enhance your home way beyond the value of the other houses, you'll never recover the value of those improvements when you resell. You'll either have trouble selling the home, or you'll have to drop the price to bring it in line with surrounding homes. Remember, a potential Buyer who can afford the highest priced house on a street will generally spend the same amount of money to live on an even nicer street.

### Sweat for that Equity!

It makes sense that you'll get the best return on your home investment by borrowing and spending as little money as possible. Supplying your own elbow grease to a home improvement job is a worthy effort to save you money and boost the bottom line of value returned to your home. Botch the job, of course, and the opposite will be true. The cash you hoped to save could get sucked into a money pit you create by insisting you can do what you can't. For you handymen and women out there, just be sure to know what you are capable of doing and what you can't handle, particularly if you are tackling a major remodel.

*Continued on next page.*

### Tax Incentives?

As long as the improvements you make qualify as "capital improvements" (things you do that permanently enhance your home's

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Continued from page 2.

## THE REAL DEAL ON HOME IMPROVEMENTS

### Top 10 Best Rates of Return

As mentioned above, the rate of return on investment can vary greatly by region. However, the following are numbers from the latest National Association of Realtors Cost vs. Value Report, showing the top 10 projects that give the best rate of return:

Project	Job Cost	Value at sale	% Cost Recovered	2005 Rank	2004 Rank	2003 Rank
Siding Replacement - Upscale	\$10,393	\$10,771	103.6%	1	n/a	n/a
Bathroom Remodel - Mid-Range	\$10,499	\$10,727	102.2%	2	5	6
Minor Kitch. Remod - Mid-Range	\$14,913	\$14,691	98.5%	3	2	n/a
Siding Replacement - Mid-Range	\$7,239	\$6,914	95.5%	4	3	2
Two-Story Addition - Mid-Range	\$80,133	\$75,831	94.6%	5	n/a	n/a
Attic Bedroom - Mid-Range	\$39,188	\$36,649	93.5%	6	9	4
Bathroom Remodel - Upscale	\$26,052	\$24,286	93.2%	7	6	5
Maj. Kitch. Remod. - Mid-Range	\$43,862	\$39,920	91.0%	8	15	15
Deck - Mid-Range	\$11,294	\$10,196	90.3%	9	1	1
Basement Remodel - Mid-Range	\$51,051	\$46,010	90.1%	10	17	12

In summary, it's always good to be aware that not all money you put into your home will be recouped when you decide to sell. Considering the above points will help you make the right choices when determining how best to invest in your home. Of course, perhaps the greatest value of home improvements is how well you enjoy them upon completion! ■

Continued from page 1.

## Sunnyside Music Festival

raised, over the course of three years, several thousands of dollars for the Tejon Street Conflict Center. But when one of the host couple's moved out of state, the festival was discontinued in 2003.

A group of unrelated Sunnyside residents have gotten together to revive this grass roots festival and move it into an open location where it can be enjoyed by all residents of Sunnyside, as well as those in surrounding neighborhoods.

The 2006 event will still be a free festival, featuring local bands with the addition of a few neighborhood entertainers, speakers, and children's choruses, including Jon Romero & The Cuervo Nation, Mollie O'Brien and

Rich Moore, The Rocky Mountain Steel Band, Judge Roughneck, the Smedley Children's Chorus, Moe Purdue & The Lost Words, and Capoeira Denver.

Several local Northwest Denver businesses will be selling food and drinks at the festival, including Rosa Linda's and a beer garden across the street. There will also be a kids art area set up by Columbia Elementary with face painting. The event is entirely funded by grants, staffed by volunteers and will be a fundraiser for the Tejon Street Conflict Center. Please join us!

Questions? email [Sunnysidemusicfest@earthlink.net](mailto:Sunnysidemusicfest@earthlink.net) or visit [www.sunnysidemusicfest.org](http://www.sunnysidemusicfest.org)

**Saturday, Sept. 9  
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Chaffee Park,  
44th & Tejon  
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A free music  
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## FREE Radon Testing

The Denver Department of Environmental Health (DEH) would like to test radon levels in your home - for FREE. Radon is a colorless, odorless gas present in most homes. Colorado homes have a particular problem with radon because of our soil. It is a naturally occurring substance found in soil. However, expo-

sure to radon gas can be harmful, and the DEH recommends that all homes be tested to determine radon levels.

For information about the FREE test, please call Yarrow Silvers - Radon Program Coordinator at 720-865-5362. Free testing is available through September 2006.

## Dial 311: One Call to Denver's City Hall

Need to schedule a building inspection? Apply for a marriage license? Report a pothole or malfunctioning traffic signal? Now the City of Denver has an easy, free way for you to get the answers you need regarding all City-related business: just pick up the phone

and dial three numbers: 3-1-1. You can also send email to [311@ci.denver.co.us](mailto:311@ci.denver.co.us) or visit <http://www.denvergov.org/> for more information. Any way you choose, you'll get a tracking number for your issue and terrific customer service. Give it a try!

## DIAL 3-1-1 for trash and recycling requests

**Do you need to sign up for recycling, schedule a large item collection or report a missed collection?**

a.m. to 11:00 p.m. with limited coverage on holidays.

Denver Solid Waste Management/Denver Recycles is now part of the City's new 3-1-1 Call Center. Now you can simply dial **3-1-1** for trash and recycling related services. The 3-1-1 service is designed to provide one number to City and County of Denver residents to call for non-emergency questions and service requests. The 3-1-1 Call Center is staffed by City employees who are trained to assist you with your issues seven days a week, from 6:00

To call 3-1-1 you must be dialing out from inside the City and County of Denver. If you are calling from a location outside of Denver, please dial 720-913-1311. Please, remember to continue to dial 9-1-1 for emergencies.

**Other important Solid Waste Management phone numbers:**

- Special Events and Program Line: 720-865-6810
  - Denver Partners Against Graffiti: 720-865-STOP (7867)
  - Keep Denver Beautiful: 720-865-6800
- 3-1-1, Denver gets it done!**

## Prioritize Preschool?

In order to maximize access to quality preschool programs for all four-year-old children in the City of Denver, voters may be asked in November to fund a parental choice preschool program. Mayor Hickenlooper forwarded a proposal to Council following the recommendations of a task force charged with increasing preschool access.

The proposed ballot question would ask Denver voters to raise the sales tax rate .0012 percent (1.2 cents on every \$10 purchase) to fund the program. The dedicated revenue stream would raise approximately \$12 million per year to fund tuition credits for families and on quality improvement activities for providers. Tuition credit amounts would be determined by the need of the fam-

ily and by the quality of the preschool program, and parents would choose the preschool program that works best for their child and family. Any state-licensed provider would be eligible to participate, including nonprofit, for-profit and home-based providers.

Council's Youth and Community Services Committee approved this proposal last week and it will now go to the full Council. Should the proposal pass, it will be referred to the voters in November. To see the Executive Summary of the proposal, please visit the Preschool Proposal <http://www.denvergov.com/CouncilDistrict13/template116808.asp>.



## FRAUD ADVISORY From the Office of Denver District Attorney Mitch Morrissey Preventing Caregiver Exploitation

Older adults are living longer than ever, and with this has come an increase in caregiver financial exploitation. Most cases of exploitation involve family members or trusted advisors and can include: taking money or property; forging an older person's signature; and getting an older person to sign a deed or will through deception or coercion. Older adults can help prevent exploitation by: doing your estate planning early and with care — ensuring that no one person has complete control over you;

using direct deposit for benefit checks; restricting access to financial info and valuables; reviewing financial statements regularly; being careful about letting family and friends live in your house; treating home care workers as employees, not friends; and maintaining contact with family, friends and neighbors.

To read the full alert on *Preventing Caregiver Exploitation*, August 2006 go to <http://www.denverda.org> and click on Consumer Alerts. The DA's Fraud Line is 720-913-9179.

Let honesty & experience be your guidance in your next real estate transaction; whether it is for investment or your primary residence.

If you would like a market analysis of your home, please email me.

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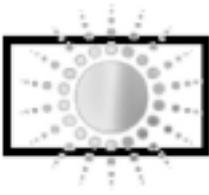
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