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## WPENA Meetings

WPENA General Meetings occur on the 2nd Tuesday during Jan, Mar, May, June, Oct, Nov at St. John's Church and via Zoom.

WPENA Board Meetings occur on the 2nd Tuesday during Feb, April, July & Sept via Zoom.

Past meeting minutes are found in our archive: [www.wpena.org/archive](http://www.wpena.org/archive)

Upcoming meetings with new 6PM start time in 2025!

- Nov 12, 2024, General
- Jan 14, 2025, General
- Feb 11, 2025, Board
- Mar 11, 2025, General
- Apr 8, 2025, Board

Check out [WPENA.org/events](http://WPENA.org/events) for details.

## eNewsletter

Stay up-to-date with Wash Park East Neighborhood news and events.

<https://www.wpena.org>



## PRESIDENT'S MESSAGE

### Community Cheer, Safety's Here: WPENA's Highlights for the Year

**Dear Wash Park East Residents,**

The Wash Park East Neighborhood Association (WPENA) has had a busy year filled with events, including the Home Tour, Croquet, 4th of July celebration, Denver South High School Giving Pantry, neighborhood concerts, and more. We are excited to announce that we've updated our website, [WPENA.org](http://WPENA.org), making it easier for everyone to find information about our events and meeting schedules.

We are also pleased to welcome five new members to our Events, Communications, and Sustainability committees, along with our newly elected board member, Jennifer Fackler, who joined us at our October annual meeting. With these additions, we anticipate an even more vibrant array of events as we wrap up 2024 and move into 2025.

As we approach the year's end, please consider making a \$20 donation to WPENA. These funds help support our concerts, croquet events, happy hours, maintenance of our website, printed newsletters including postage & delivery fees, MailChimp, and more. To contribute, simply visit [WPENA.org](http://WPENA.org) and click on "Sponsor WPENA" in the upper right corner (details on how to contribute are on the last page).

Having lived in Wash Park East for over six years, I truly enjoy walking our beautiful neighborhood with my wife and our dog. However, I have become increasingly concerned about the number of vehicles speeding through our area. I wish I could speak to each driver and remind them that trying to make up time by speeding in a residential area won't help them reach their destination any sooner, and more importantly, it poses a risk of injury and harm.

In 2022, the city of Denver reduced the residential speed limit from 25 MPH to 20 MPH as part of the Vision Zero initiative, which aims to eliminate traffic deaths. To help spread this important message, the city is offering yard signs indicating the new speed limit. I have one in my yard and encourage you to consider placing one in yours as well. If you'd like a sign, please send an email to [washparkonline@gmail.com](mailto:washparkonline@gmail.com) to request one.

Wishing you all a happy and safe holiday season!

## Keep Our Sidewalks Safe: Denver's Snow Removal Requirements

Denver requires that property owners clear snow and ice from their sidewalks, including adjacent ADA ramps and bus stops, so that EVERYONE has safe access throughout the city!

**Timing:** After snow has stopped falling, businesses need to begin clearing their sidewalks immediately. Residences need to clear their sidewalks by the next day. Inspectors leave a time-stamped notice at properties with un-shoveled sidewalks. After receiving a notice, businesses have four hours and residences have 24 hours before the inspector's re-check and a potential \$150 fine.



**Report Issues:** If sidewalks remain unshoveled 24 hours after snowfall, contact Denver 311 with the address.

Snow Removal How-To, visit [www.denverhealth.org/blog/2017/01/snow-removal-safety](http://www.denverhealth.org/blog/2017/01/snow-removal-safety)

Want to help your neighbor? Visit [Denver's Snow Angel Program](http://Denver's Snow Angel Program) or contact [snowangels@denvergov.org](mailto:snowangels@denvergov.org)



**PAUL KASHMANN**  
720-337-6666  
DENVER CITY COUNCIL, DISTRICT 6  
EMAIL: PAUL.KASHMANN@DENVERGOV.ORG

## KASHMANN'S KORNER

### Happy month of the Turkey, D-6ers -

An old school California band known as the Beach Boys hit the top of the rock charts in 1964 with a song called, "I Get Around". Fans of the surf-sound will remember the ear-worm lyrics "Round, round, get-around, I get around." If the Beach Boys somehow time-traveled to Denver of 2024, I have a hunch they'd rewrite those lyrics to say, "Round, round get-around, I can't get around."

The dynamics are interesting and complex. While Denver has grown dramatically in recent decades from 492,365 residents in 1980 to an estimated 719,201 in 2024, you can still get most of your daily chores done quickly. You can buy paint at Ace Hardware, a sweater at Macy's, grab your groceries at Safeway, have your hair done wherever you trust to do it well, and you're not waiting in long lines. But when you're trying to get to or from those places and you jump in your car expecting a 15-minute drive to take 15 minutes, disappointment awaits. With so many vehicles on the road headed hither and yon, simple odds tell you something may – and frequently does - happen to clog traffic flow. As you sit in your vehicle watching time slip by, blood pressure rises, patience runs thin and mood darkens.

We need to park our cars. We do. At least part of the time. At least more than we do right now. Even if we choose to deny the fact that burning fossil fuel is a major contributor to climate change with its increasingly severe repercussions and want to make more room for ever more poison-spewing autos, there's no more room at the Inn. Denver is a fully built land-locked city with no more roadway to be had. But what is going to prompt us to park the family chariot?

RTD's trains are great if you're going where they're going, but those destinations are limited. The bus network simply does not have the frequency of headways and route connectedness to draw mass riders with complex travel needs. Though free-ride community collector routes are having real success in Montbello and Globeville/Elyria/Swansea, a "build-it-and-they-will-come" city-wide approach is still the stuff of dreams. And while voters agreed to kick in so that we will someday have a well-maintained, fully accessible sidewalk system allowing willing pedestrians to maximize foot or wheel power to get about town, that full build-out is years/decades down the road..

Over the past decade, Denver has built some 150-miles of bike lanes around our city. A fine start. But, as we have some 3,000 miles of curblines, it's clear our bike trail system is a long way from being the connected network that will get casual cyclists on two wheels instead of four. In the past half-decade, electric scooters and bikes have become an ever present, ever-growing, often annoying addition to our transportation options. Far surpassing the early days of Denver's rent-a-bike B-Cycle program which topped out at 419,000 riders in 2016, E-Bike/E-Scooter riders will take some 6-million trips around the Mile High City in 2024. Yup, we need to keep them off the sidewalks, and yup, Lime/Lyft and the others need to build a scooter that lessens the danger of injury for riders. But two-wheelers are obviously filling a need.

The newest acronym to enter the transportation lexicon - BRT - is bringing hope to transit advocates and striking fear in the hearts of some Denverites living close to the corridors being chosen for Bus Rapid Transit. While planners celebrate lanes dedicated for mass movement of humans, regular folk wonder how taking traffic lanes from an already crowded boulevard is going to work, without driving autos into the neighborhoods.

Like I said above, we need to park our cars. We do. At least part of the time. At least more than we do right now. Take a moment and let us know your experience with getting around Denver. What's working for you and what's not. And give us your ideas on how to make things better.

Enjoy your month of the Turkey. May your table be full. (And may everyone arrive on time.)

Paul

## ZONING QUESTIONS...

### ASK ZOEY

#### Dear Zoey,

Last year our sweet neighbor died, and the family sold their home. I thought the hardest part was losing my neighbor, but then the nightmare began. The home was sold to a developer, so you know the story...it was scraped and now we have a huge house next to us. We thought the noise, the dirt, and the early morning banging would be the worst, but no. Now they want an "exception" to place a/c units inside the required 5' setback. When we pushed back and said they needed to place quieter units to meet the required 50dB noise level, they said they could place units that met the 75dB level. Who is right? So much for our peaceful backyard, we are so frustrated!

#### Dear Frustrated,

We have seen an increasing number of developers taking advantage of loopholes in the code that were meant to make it easier for existing homes (many of the old bungalows only have 3' setbacks to the north) to permit a/c units. The developers submit plans showing the units in the back of the lot and after the house is almost complete, they apply for this exception. This exception is further complicated by the way the code is written:

**Section 5.3.7.4, Article 5**, of Denver Zoning Code: Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the D.R.M.C(Denver Revised Municipal Code)

In the DRMC, the allowable decibels for an a/c unit are 55dB during the hours of 7 am-10 pm and 50dB 10 pm-7 am.

The good news is that the city is removing the exception language in the code in the most recent Text Amendment Bundle.

I am sorry that you have had to endure the construction next door and fight this additional issue.

Yours in Zoning,

*Zoey*



**In-district Office Hours**  
Thursday's 8 a.m.- noon at Pete's University Park Cafe  
(2345 E Evans Ave, at the corner of University and Evans)  
\*Office hours will be cancelled November 28 in observance of Thanksgiving\*\*



## New Life for Bonnie Brae

A year after Denver's beloved Bonnie Brae Tavern shuttered its doors, Alpine Investments & Revesco have offered fresh insight into their redevelopment plans for the site. Alpine Investments released new renderings and details about their much-anticipated project, 'akin Bonnie Brae.

The development, poised at the intersection of University & Ohio, is set to include a three-story, 46-unit luxury apartment building, with 7,800 square feet of ground-floor retail space.

The redevelopment plans followed the closure of the Bonnie Brae Tavern in June 2022, a decision taken by the Dire family, owners of the establishment since its inception during the Depression era. A combination of aging infrastructure, the impacts of the COVID pandemic, and economic challenges precipitated their decision to sell.

The residential portion features an average unit size of 1,051 square feet, with a mix of 22 one-bedroom units, 15 two-bedroom units, and 9 three-bedroom units. To accommodate residents, the project includes 79 parking stalls—12 equipped for electric vehicles (EV) and 4 designated for ADA access—along with 34 bicycle parking spaces.

The companies, led by Churchill Bunn of Alpine Investments and Rhys Duggan of Revesco Properties, purchased the 33,597-square-foot site, with 539 square feet dedicated to widening the adjacent alley, for around \$144 per square foot last year.

Their acquisition incorporated the Bonnie Brae Tavern building, the neighboring Wish Gifts edifice at 750 S. University Blvd., and adjacent parking areas.

As demolition has now commenced, the setback will help to limit the partial closures of University, allowing for construction vehicles and materials to be staged away from the street. While construction has begun, Alpine Investments has provided an estimated completion date of Q1 2025.

Learn more about the project:  
<https://alpineinv.com/akin-bonnie-brae/>

### Project Site Plan



BY THE LIBRARIANS OF THE  
EUGENE FIELD BRANCH LIBRARY

November is a fabulous time to visit the Eugene Field Branch Library! We're excited to offer a variety of programs for kids and adults. And we're always a cozy place to spend a little time reading or working.

We're extremely excited to host **Art Crawl** with the Clyfford Still Museum on **Friday, November 8**. Specifically for babies and their caregivers, this program allows babies ages 0-18 months to experience art and provides their caregivers with tips for enjoying art with their babies.

Families with young children won't want to miss **Family Yoga on Friday, November 1**.

Tweens ages 8-13 can stop by our monthly **Tween Hangout on Monday, November 18**.

And we're proud to offer weekly storytimes, a craft program, and **LEGO Club**.

Adults, we'd love to have you join us for **Create & Relate**, where we'll enjoy light refreshments and conversation as we paint our own tea towels. We're also talking about **Things You Didn't Know Your Smartphone Could Do**.

And make plans to join us for our monthly **Discover Walk**, a lovely stroll through Wash Park. This month we'll reminisce about our school days.



Bookmark the branch calendar at:  
[tinyurl.com/ComingUpAtEugeneField](https://tinyurl.com/ComingUpAtEugeneField)  
 Stay connected on Facebook.com/field.dpl

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## Washington Park Branch

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# Discover the Past Life of Your Home: A Guide to Wash Park East's Historic Gems

BY Jamie Trafficanda, Resident

The Wash Park East neighborhood is one of Denver's architectural gems, from charming bungalows and tudors to stately Denver squares and colonials. The century-old homes that line Wash Park East's streets have a story to tell, and there are many tools you can use to research your home's history, find if any notable residents once called it home, and potentially uncover old photographs of it!

## The Denver Public Library is a great place to start

Its Building and Neighborhood History Collection contains many resources for researching the history of Denver neighborhoods, structures, and architectural styles. Visit the Denver Public Library's Denver Building History Tutorial: <https://history.denverlibrary.org/tutorial/denver-building-history-tutorial>

On this page you can find tools for:

- Looking up previous residents
- Finding photos of your home
- Identifying who built your house
- Learning the history of your neighborhood and more!

You can use the City of Denver's Historic Landmarks and Districts landing page <https://history.denverlibrary.org/maps/time-travelers/> to find current landmarks in Wash Park East, like the Neahr House on Race Street.

If you want to explore old photos of Washington Park, head to the Denver Public Library to check out

**Sarah McCarthy's book Denver's Washington Park**



Photos provided by Denver Public Library

A 5280 profile notes that this Craftsman-style home, built in 1892, has been lovingly maintained and updated by its residents. It stands as a beautiful example of honoring Wash Park East's architectural heritage while adapting to modern living needs. <https://www.5280.com/hot-property-a-storied-1892-wash-park-bungalow/>

If you uncover some interesting facts or images of your Wash Park East home that you would like to share with your neighbors, please contact [bglandon@historicdenver.org](mailto:bglandon@historicdenver.org) and keep an eye out for future opportunities to celebrate our neighborhood's historic homes.




## SANTA IS COMING BACK TO THE BUNGALOW!

Kids of all ages (and species) are welcome!

Free Photos and Candy Canes

You will find Santa at  
1028 S. Gaylord St.

December 7th  
2-4 Pm







Always open at [ModernBungalow.com](http://ModernBungalow.com)

## Alameda Avenue Study

The Alameda Avenue Study focused on developing a shared vision for Alameda Avenue from Wadsworth to the R Line to improve mobility and safety for all users.



### CITYWISE:

## Alameda Avenue is a key Denver metro corridor

Thank you for your interest and involvement in the Alameda Corridor Study over the past 18 months. Together with stakeholders and community members from across Alameda—from Wadsworth to Sable Boulevard—we've developed a shared vision for transportation along the corridor. I'm excited to share our final report with you, now available on the project website. The report outlines key shared goals, major recommendations for the entire corridor, segment-specific suggestions, and guidance for prioritizing and advancing these improvements. We look forward to working with you in the future to bring these ideas and projects to life! **For more information:** → <https://engage.drcog.org/alameda-avenue-study>



## WPENA FANS MESSAGE

BY Tim McHugh, FANS

### Friends and Neighbors of Wash Park,

Friends and Neighbors (FANS) of Washington Park is a unique registered neighborhood organization (RNO) in that it has no residency restrictions.

Everyone is welcome to participate in the activities offered by FANS, which was established in 2006 "to preserve and enhance the character and safety of Washington Park through advocacy, education and investment".

FANS has an all-volunteer board. The current president is Bonnie Sutherland. Previous activities have included free educational events such as bird watching, garden and tree identification tours, mulch application, and clearing Smith ditch. General meetings, in the Volunteers for Outdoor Colorado (VOC) building, aka Dos Chapel Bathhouse, have included topics such as pollinators, wildlife, photography, and history of Washington Park by Sarah McCarthy and Phil Goodstein.

FANS, under the direction of Sonia John, has updated and composed a new digital Tree Guide: [fanswashingtonpark.org/treeguide](https://fanswashingtonpark.org/treeguide)

Future activities include: a tour of South High School on January 24 from 4 - 6 PM and, in cooperation with Denver Parks and Recreation (DPR), installation of more bicycle racks.

Those who attended the 125th anniversary of Washington Park on August 7 may have visited the Boathouse and reminisced viewing the historic photos of the park. FANS is working with DPR to display many of these photos in the Boathouse and the Eugene Field House.

To enhance park safety, FANS collaborates with Park Rangers to discourage speeding by bicycles and e-bikes over 15 mph.

Additionally, with input from Frank Miltenberger and FANS, DPR is allowing natural grasses to grow along Grasmere Lake's shoreline, discouraging geese nesting by obstructing their view of predators.

FANS would like to thank those volunteers helping to maintain the Martha Washington Garden, which includes the pollinator garden and offers special appreciation to Lee Hopkins for maintaining the park's bike repair station.

Special thanks to Lee Hopkins for maintaining the bike repair station.

Future lectures include: a discussion of growing native plants in home gardens, hummingbirds in CO, wildlife rescue and rehabilitation.

To learn more about FANS, and start receiving the monthly electronic newsletter and read any previous newsletters, visit <https://fanswashingtonpark.org/>



Don't let winter slow you down! Stay active this winter with fun events and activities at Washington Park Recreation Center!



### Free Membership Opportunities:

Who says fun has to cost a thing? Denver recreation centers are free for kids and seniors!

- Calling all Denver youth! The MY Denver Card is your free pass to fun and exploration. Enjoy recreation centers, pools, and cultural venues after school, during breaks, or on weekends. (Ages 5-18 | Includes all DPS students)
- Stay active and connected with MY Denver PRIME! Denver residents over 60 can enjoy free access to recreation centers, pools, and even participate in fitness classes and clubs.

### Winter Program Highlights:

- **Arts & Culture: Art Adventures** – Dive into painting, drawing, and 3D art projects in a fun, hands-on setting.
- **CityWide Sports: Pickleball 101** – Learn the basics in a 4-week indoor course. No experience needed!
- **Outdoor Recreation: Urban Riders** – Teens can learn snowboarding basics with lessons, equipment, and lift tickets included.
- **Aquatics: Swim Lessons** – Classes for all ages and skill levels to build confidence in the water.
- **Youth Sports: Youth Basketball Leagues** – Co-ed leagues for all skill levels.
- **MY Denver: Teen Advisory** – Monthly meet-ups with adventure trips and tasty eats for teens 13-18.
- **Fitness Classes** - Join 100+ pros and 150+ classes to support and inspire your fitness journey with Denver Parks & Rec!

View all recreation center drop-in fitness and aqua classes by scanning the **QR code!**



# Neighborhood Events



**Food Drive- South High Giving Grocery**  
November 22  
www.denversouthpts.com/denver-south-giving-grocery



**51st Annual Mile High United Way Turkey Trot**  
November 28 | 6:00 am - 4:00 pm  
4 Mile Run/Walk and Family Fun Run  
Washington Park  
www.wpena.org/upcoming-events



**Jingle Bell Run**  
December 8, 2024 | 9:00 am  
Washington Park  
Get ready to shine at the most festive Holiday Fundraising Run! Presented by the Arthritis Foundation, this joyful event invites you to wear your favorite holiday gear and jingle all the way toward a cure! www.wpena.org/upcoming-events/jingle-bell-run



**WPENA Happy Hour**  
December 11  
Look out for more details!



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- www.brightmindstutor.net
- 720-598-2625



**\*\*As a special thank you to our neighbors, we are offering 50% off your first lesson if you mention this ad! \*\***



## CRIME & SAFETY DISTRICT 3

- ❄️ **2024 Citizen's Advisory Board**  
December 4 at 6 PM | Location: District 3 Station at 1625 S. University Blvd
- ❄️ **Annual District 3 Gratitude Storytime**  
November 16 from 10 AM to Noon
- ❄️ **Cookies with Cops**  
December 12 from 5 PM to 7 PM
- ❄️ **Annual Youth Noon Year's Eve Party**  
December 31 from 11 AM to 12:30 PM

The Denver Police Department presents



**LOCK OUT CRIME**

**SAFETY TIPS FOR GARAGES**

- 🕒 Install a timer that closes the garage after a certain amount of time
  - 🗺️ Tell your neighbors if you see their garage door is open
  - 🚗 Never leave your garage remote inside your vehicle
  - 📞 Report suspicious activity to the police
  - 🔑 Replace your clip remote with a keychain version
  - 🏠 Always secure access doors to interior of the home
- Please report all suspicious activity immediately**  
Denvergov.org/Police  
Emergencies: 911  
Non-emergencies: 720.913.2000

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# 2024 WASH PARK REAL ESTATE TRENDS



As the year comes to a close, it's the perfect time to reflect on the trends that defined Wash Park's real estate market in 2024. The numbers tell a story of slowing, yet continued interest in our beautiful neighborhood:

- ☐ List to Sold Price: 98.3%
- ☐ Median Sale Price: \$2,370,00
- ☐ Months Supply of Inventory: 3.64
- ☐ Median Days on Market: 42

Source: Realtors Property Resource®, LLC  
Current as of October 31, 2024

- The **List to Sold Price Percentage** of 98.3% indicates that sellers are receiving close to their asking price on average.
- The **Median Sold Price of \$2,370,000** is a reflection of the current market conditions and the value of properties being sold. Sellers can use this information to set realistic pricing expectations and maximize their returns.
- The **Month's Supply of Inventory**, which currently stands at 3.64, indicates the number of months it would take to sell all existing inventory at the current sales pace. A lower number suggests a seller's market with high demand and limited supply, which typically leads to higher prices.
- The **Median Days Homes are On the Market**, at 42 days, suggests that properties are selling, however, the increase in inventory may lead to a slight increase in this number as competition grows.

If you're planning to buy or sell in the coming year, these insights will give you a head start in understanding the market.



This Real Estate snapshot has been provided by Leslie Beck, Founder & Managing Broker at Lark Realty Group and East Wash Park Neighbor



1190 South Clayton Street  
"Casey generated 40 showings in 4 days on our home!"

Sold Thus Far in 2024:

19

Successful Sellers

10

Blissful Buyers

Happy Holidays

from my Wash Park family to yours!

See what 100+ others have to say at [CaseyMillerTestimonials.com](http://CaseyMillerTestimonials.com)



Casey Miller

720.201.2755

CMiller@lvsir.com

CaseyMillerProperties.com

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## 2024 BOARD MEMBERS

- Mark Williams, President
- William Tracy, Treasurer
- Lance Musselman, Secretary
- Jody Debs, Board
- Leslie Beck, Board
- Jennifer Fackler, Board
- Tim McHugh, Past President

## 2024 COMMITTEE CHAIRS & VOLUNTEERS

### Communications:

- Mark Williams, Chair
- Gretchen Barker
- Leslie Beck
- Jamie Trafficanda

### Crime & Safety:

- Mark Williams, Chair
- Tim McHugh
- Joanne Asher

### Events:

- Leslie Beck, Chair
- Jeanne Hill
- Jennine Stafford
- Jamie Trafficanda
- Lance Musselman, Yard Sale

### Park:

- Tim McHugh, Chair

### Traffic:

- Bill Tracy, Chair
- Mark Williams

### Zoning & Regulations:

- Biddie Labrot, Chair
- Cameron Kruger
- Susan Payne
- Mark Williams
- Tim McHugh

### Photographer/Social Media:

- Glenda Cebrian

### Membership:

- Leigh Miller

### Sustainability:

- Jamie Trafficanda

### Newsletter Contributors:

- Gretchen Barker, Organizer & Layout
- Joseph Jene, Publication Printer
- Mark Williams, Contributor

### Suggestions for the Board?

email: [wpenaonline@gmail.com](mailto:wpenaonline@gmail.com)

### Have Some News to Share?

Submit an article for consideration:  
[wpena.newsletters@gmail.com](mailto:wpena.newsletters@gmail.com)

[www.WPENA.org](http://www.WPENA.org)



# SUPPORT WPENA



Please support your Wash Park East community's annual celebrations, newsletter, website, and other neighborhood communications.

Pay online at [www.wpena.org/join-wpena](http://www.wpena.org/join-wpena) or mail to:  
WPENA, P.O. Box 101331, Denver, CO 80250-1331

Annual Recommended Donations:

\$10 (65+)     \$20     Other \$ \_\_\_\_\_

NAME: \_\_\_\_\_

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E-MAIL: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

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