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# Commerce City North Community Courier

## News, Events and Real Estate

Volume 2 Issue 11

A Monthly Publication From Nathan Hart, Commerce City North Real Estate Expert

November 2022

Win tickets to the Broncos vs Cardinals game on Dec 18th



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Visit our Website



Holiday Lights Map & Contest Win CASH!



Pages 2 and 3

# Help Keep Our Community Safe - Join a Neighborhood Watch Group

By Nathan Hart, *Fronterra Village*

As part of my commitment to learning more about and keeping the pulse in our neighborhoods, I keep my eye on various neighborhood and community social media groups (if I'm not in your neighborhood group, please invite me). One constant in every group is the increasing number of posts about crime.

Many think the answer is simple - increase police presence. The problem is, like much of the nation, our Commerce City police force is understaffed. In a February report, CNN reached out to nearly 20 departments nationwide. They all point to similar concerns including Covid-19, the great resignation, the climate for law enforcement and local reform efforts that are making recruitment and retention difficult.<sup>1</sup> To make matters more difficult, according to the Bureau of Justice Statistics, on average, officers spend 8 months training before they can patrol the streets alone.<sup>1</sup>

In an effort to make our community safer, several neighborhoods have started or are starting neighborhood watch groups. Currently, Buckley Ranch, Buffalo Mesa, North Range Village, and Potomac Farms have registered a neighborhood watch



program with nnw.org (National Neighborhood Watch), and Reunion is currently working on establishing one.

### Learn More About a Neighborhood Watch

The Reunion neighborhood has scheduled a meeting at the Bison Ridge Rec Center on November 8th at 6:00 pm. CCPD's Commander Mowery will be there to provide some insight

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## LOCAL EXPERTS



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### REALTOR

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Nathan Hart  
303-564-4055  
Nathan@NathanSellsDenver.com  
www.NathanSellsDenver.com



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**Your Business Here**

If you are interested in being listed in the directory, advertising, and/or posting an 'ask the expert' article, contact Nathan Hart at 303-564-4055. This paper is delivered to over 10,000 homes in Commerce City North and the number grows as new homes are built.

## Holiday Lights Map

A Google map of Holiday Homes

No more driving aimlessly through the community hoping to see the best decorated homes. Now you can take the family out with confidence to enjoy the displays while deciding which homes you want to vote for.

Let's show off our holiday spirit and community pride by filling the map up!

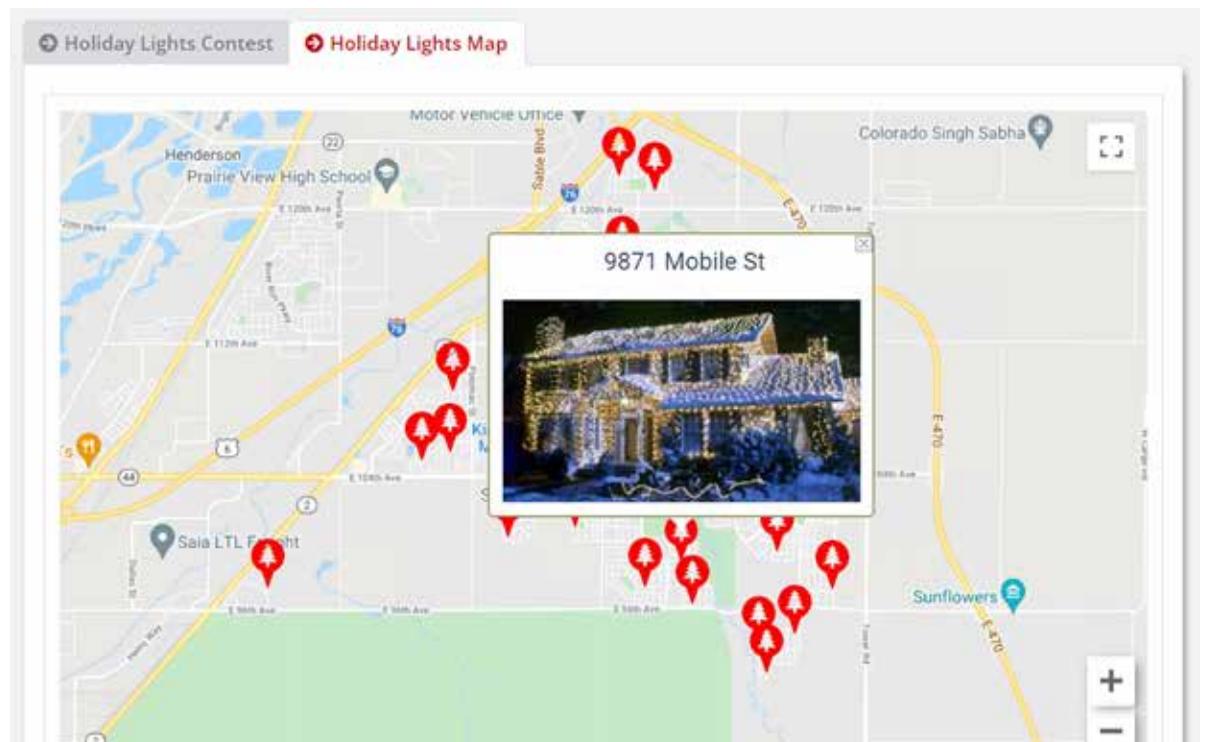
Access the map or add your home at [CommerceCitynorth.com/holiday](http://CommerceCitynorth.com/holiday). (Yes, it's mobile friendly.) Remember, in addition to the top vote-getters winning big, three random entrants will win \$25.



The events here are submitted by readers. Get more info about these and **more events** or post an event you know about at [www.CommerceCityNorth.com/events](http://www.CommerceCityNorth.com/events). Check with the host or venue before going, to confirm the event is still happening.

<b>MON</b> <b>11/07</b> Every 1st and 3rd Mon	<b>City Council Meeting</b>  7887 E 60th Ave 6:00 - 10:00 pm	<b>THURS</b> <b>11/10</b> Every Thurs	<b>Music Bingo at Pour Tap House</b>  12433 E 104th Place #102 7:00 to 10:00 pm
<b>TUE</b> <b>11/08</b>	<b>Election Day - Don't Forget to Vote!</b>  Polls Close at 7:00 pm	<b>SAT</b> <b>11/12</b>	<b>Run with the Buffalo Turkey Trot</b>  Buffalo Run Golf Course 7:30 am - 12:00 pm
<b>TUE</b> <b>11/08</b>	<b>Neighborhood Watch Info Meeting for Reunion</b>  Bison Ridge Rec Center 6:00 pm - ?	<b>SAT</b> <b>11/12</b>	<b>Free Green Yard Waste Drop-Off</b>  9109 Monaco St 8:00 am - 1:00 pm
<b>WED</b> <b>11/09</b> Every Wed	<b>Poker Night at Pour Tap House</b>  12433 E 104th Place #102 6:30 - 10:00 pm	<b>SAT</b> <b>11/12</b>	<b>County Christmas Craft Bazaar at Riverdale Regional Park</b>  9755 Henderson Rd 9:00 am - 4:00 pm

**Not a lot of events posted this month. :( Be sure to tell me about an upcoming event or post it yourself and earn 15 Commerce Coins - It's free and easy. Events must be in by Nov 30th to be included next month. [www.CommerceCityNorth.com/events](http://www.CommerceCityNorth.com/events) or email to [events@CommerceCityNorth.com](mailto:events@CommerceCityNorth.com)**



# Holiday Lights Contest

## Who has the best holiday light display in Commerce City North?

### Why You Should Enter The Contest

In addition to the top three vote-getters, three random entrants will also win prizes. If you take the time and energy to decorate your home for the holidays, show off your work and maybe even win a prize!

### How To Enter

Go to [CommerceCityNorth.com/holiday](http://CommerceCityNorth.com/holiday) to submit photos of your decorated



1st Place, 2021



2nd Place, 2021



3rd Place, 2021

house, townhome, apartment or business. Entries must be submitted by the end of the day on Thursday December 22nd.

### How to Vote

Voting starts on December 23rd and ends at midnight on December 27th. Go to [CommerceCityNorth.com/holiday](http://CommerceCityNorth.com/holiday) to look through the entries. Use the interactive map to drive around for a better look. Vote for your 3 favorites.

### Prizes

Cash prizes for the top three vote-getters and 3 random entries. \$100 for 1st, \$75 for 2nd, \$50 for 3rd and \$25 to each of the three random winners.

### Winners

Winners will be announced on Dec 28th.

### Co-Sponsors Needed!

Let's up the anti for our neighbors. Donate gift cards, merchandise or cash for prizes - get great exposure while supporting our community! Contact Nathan Hart for details.

### Sponsored By:

**NATHAN HART**  
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Commerce City North Real Estate Expert

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9871 Mobile St  
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### Craig Kim fills vacant At-Large Councilmember spot

From the nine applicants, City Council was deadlocked at four votes each for Jose Guardiola who was an At-Large City Council member from 2017-2021 and Craig Kim ...

### Commerce City cuts tax to offset proposed funding increase for 27J schools

City Council passed a tax cut mid October that they say would offset most of the taxpayer cost for a proposed funding increase for 27J Schools ...

### Softball: Adams City qualifies for 3A regional softball tournament

Adams City High School's softball team earned a spot in the regional playoff tournament. The Eagles drew the 26th seed and ...

### New Commerce City air pollution monitoring program leaves some community members both "validated" and "frustrated"

New results from an independent community air quality monitoring site in Commerce City show that air pollution levels there tend to be ...

Read and comment about these and other news stories or add your news or article. [CommerceCityNorth.com/news](http://CommerceCityNorth.com/news)



Craig Kim is our newest councilmember

# Kudos For Our Neighbors

No neighbor kudos this month. Do you know a neighbor, co-worker or teacher who deserves kudos? Send their story to [kudos@CommerceCityNorth.com](mailto:kudos@CommerceCityNorth.com) or post it to [www.CommerceCityNorth.com/news](http://www.CommerceCityNorth.com/news).

**THE MARKET IS CHANGING!**  
Do YOU know what your property is worth?

Receive a free custom evaluation of your home, including market trend effects and comparisons to other homes that have recently sold or are on the market. This guarantees you receive the most accurate information available.

**Call Nathan today to schedule a free home valuation: 303-564-4055**

# Win Great Prizes on Our Community Website

## Commerce Coin Raffles

I want you to be active on the Community website so I reward you with Commerce Coins for registering, logging on, posting events or news, commenting on posts, watching videos, and more. You can spend your coins to enter the raffles with prizes donated by myself and other generous local businesses.

If you don't like the prizes being offered for the current raffle, just wait to see what is next. Bronco raffle tickets cost 25 Commerce Coins. You earn 50 coins just for registering!

Visit [CommerceCityNorth.com](http://CommerceCityNorth.com) to enter.

## Current Raffle



### Win Two Denver Broncos vs Arizona Cardinals Tickets

Win a pair of tickets to see the Denver Broncos vs the Arizona Cardinals on December 18th. The Broncos are starting to show signs of life - this lottery ends on November 27th. Let's Ride!

**1st Place** - 2 tickets

**This Raffle is Sponsored by:**

**NATHAN HART**  
REALTOR®, CRS, ABR, PSA, RENE  
Commerce City North Real Estate Expert

**Direct: 303-564-4055**  
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[www.NathanSellsDenver.com](http://www.NathanSellsDenver.com)

9871 Mobile St  
Commerce City, CO 80022

## Business Owners and Managers

Donate gift cards, merchandise, services, or cash for raffle prizes or hold your own exclusive raffle. Get great exposure here on the Commerce City North Community Courier and online at [CommerceCityNorth.com](http://CommerceCityNorth.com). Contact Nathan Hart or the business owners page online for details.

# Community Organization Spotlight

## Commerce City Youth Athletics

Commerce City Youth Athletics has been the leading Non-Profit Athletic Organization in Commerce City since the early 1970's. Our program strives to provide Competitive Youth Sports to our community at the lowest possible cost to the Athlete.

CCYA has had generations of Players and coaches that have returned to help this program continue to exist. It is through their tireless efforts dedicating their time to Coach and Fundraise that allows CCYA to succeed.

We currently offer Football, Cheerleading and Softball. If anyone



has any questions about being a part of the Family as a player or volunteer, we would love to hear from you. If anyone simply would like to donate to the program, we would love to hear from you as well.



**Email:** [Dmontez.ccy@gmail.com](mailto:Dmontez.ccy@gmail.com) or [ccyaiderssonia@gmail.com](mailto:ccyaiderssonia@gmail.com)

**Website:** [leaguelineup.com/welcome.asp?url=ccyaiders](http://leaguelineup.com/welcome.asp?url=ccyaiders)

**Facebook:** [www.facebook.com/ccya.impact](http://www.facebook.com/ccya.impact)

**OH NO, NO SNOW!**

Original children's Christmas book & song about what Santa, the elves and reindeer go through when there's no snow. Get your copy now!  
Author, singer a Commerce City 20-year resident.

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Advertise Here - Only \$135 per month to 10,000+ homes

**LOCAL EXPERT**

For more details or to get started, contact Nathan Hart

# Neighborhood Watch

- Continued from pg 1

as to what a neighborhood watch can and cannot do. While this meeting is primarily for Reunion residents, anyone who would like to learn more about a neighborhood watch is encouraged to attend.

If you are interested in starting, running or joining a neighborhood watch group in your neighborhood, reach out to me at [Nathan@CommerceCityNorth.com](mailto:Nathan@CommerceCityNorth.com). Let's see what we can do.

## Neighborhood Watch Frequently Asked Questions<sup>2</sup>

### Q: How do I start a Neighborhood Watch?

A: To begin a NW, merely form a small planning committee of neighbors to discuss the needs of your community, gauge the level of interest and potential problems, decide on a date and place for an initial Neighborhood Watch meeting, and contact your local police department or sheriff's office, and notify them of your interest to start a NW. You will then be assigned a crime prevention officer who will attend your first meeting. It's that simple. For more information and educational materials related to starting a Neighborhood Watch or to register your Neighborhood Watch in the National Neighborhood Watch Database, click onto the Register / Start Watch on this website.

### Q: How do I join a Neighborhood Watch in my community?

A: First, search the National NW database to find your local law enforcement agency, and call to find out if there is a Neighborhood Watch in your neighborhood. If there is a Neighborhood Watch in your neighborhood, simply attend a meeting and sign up to volunteer. If there is not Neighborhood Watch in your neighborhood, talk with your local law enforcement agency about starting a new NW.

### Q: What are the criteria for starting a Neighborhood Watch?

A: In order to create a Neighborhood Watch in your community, you must have established a partnership with a law enforcement agency. For information on the criteria for starting a NW, go to the Resource Center on this website.

### Q: Who can participate in a Neighborhood Watch?

A: Members of local communities and representatives from businesses, government agencies, and a variety of organizations can participate in a Neighborhood Watch once they have established a partnership with their local law enforcement agency.

### Q: Who trains neighborhood watch volunteers?

A: A crime prevention officer assigned by your local police department or sheriff's office supplies initial training of volunteers. In addition, you will find all of the materials you will need on

starting and operating a Neighborhood Watch on this website.

### Q: Where do I obtain materials to start a Neighborhood Watch?

A: Materials that can aid you in starting a Neighborhood Watch can be downloaded from the Resource Center located on this website.

### Q: What is the difference between Citizens Patrol and Neighborhood Watch?

A: Citizens Patrol is mainly groups of volunteers who donate their time to work with law enforcement departments. In some cases, Citizens Patrol is directly started and funded by law enforcement agency for the specific purpose of assisting that agency with basic functions such as providing administrative help or assisting with patrolling areas with nonviolent crimes. Neighborhood Watch is a crime prevention program that stresses education and common sense. It teaches citizens how to help themselves by identifying and reporting suspicious activity in their neighborhoods to local law enforcement. Neighborhood Watch Groups are more than the eyes and ears for police. The defining difference between Neighborhood Watch and Citizen Patrol is their involvement with law enforcement. While both assist law enforcement their roles are different. Neighborhood Watch reports suspicious activity in their neighborhood to law enforcement. Citizen Patrol works closely with law enforcement to assist their efforts.

1. CNN Article at: [www.cnn.com/2022/02/02/us/police-departments-struggle-recruit-retain-officers/index.html](http://www.cnn.com/2022/02/02/us/police-departments-struggle-recruit-retain-officers/index.html)
2. Frequently Asked Questions from National Neighborhood Watch at: [www.nnw.org/faq](http://www.nnw.org/faq)



**4% Total Commission to List  
and Sell Your House in  
November or December\***

\* Home prices are down - boost your net sales price with this winter special. Home must be in Commerce City North & listing contract must be signed in Nov or Dec.



**Nathan Hart**  
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# Commerce City North REAL ESTATE



By Nathan Hart, Commerce City North Real Estate Expert

## Single Family Homes Sold in October\*

SUBDIVISION	# SOLD	LOW	MEDIAN	HIGH	DOM**
Buckley Ranch	0	-	-	-	-
Buffalo Highlands	1	\$620,000	\$620,000	\$620,000	34
Buffalo Mesa	0	-	-	-	-
Columbine Ranches	0	-	-	-	-
Eagle Creek	2	\$395,000	\$445,900	\$496,800	29
Eastpoint	3	\$520,000	\$500,000	\$545,000	18
Foxtan Village	1	\$530,000	\$530,000	\$530,000	38
Fronterra Village	6	\$455,000	\$533,500	\$590,000	35
Harvest Meadows	0	-	-	-	-
North Range Village	2	\$455,000	\$502,500	\$550,000	34
Potomac Farms	1	\$498,000	\$498,000	\$498,000	27
Reunion	9	\$495,000	\$660,000	\$800,000	30
Reunion Ridge	0	-	-	-	-
Reunion Southlawn	5	\$420,000	\$574,000	\$764,500	24
Second Creek Farm	0	-	-	-	-
The Village / Outlook	2	\$530,000	\$597,500	\$665,000	34
Turnberry	1	\$550,000	\$550,000	\$550,000	108
Villages at Buffalo Run E	9	\$567,000	\$655,000	\$750,000	42
Villages at Buffalo Run W	1	\$460,000	\$460,000	\$460,000	20

## Condos / Townhomes Sold in October\*

SUBDIVISION	# SOLD	LOW	MEDIAN	HIGH	DOM**
Aspen Hills	0	-	-	-	-
Fairways at Buffalo Run	1	\$530,000	\$530,000	\$530,000	35
Fronterra Village	2	\$371,000	\$383,000	\$395,000	35
Greens at Buffalo Run	0	-	-	-	-
Jasper Street Condos	0	-	-	-	-
Residences at Buffalo Run	0	-	-	-	-
Reunion	3	\$375,000	\$400,000	\$450,000	10
Villages at Buffalo Run E	1	\$420,000	\$420,000	\$420,000	33

\***Sold Data** only includes resale (no new construction) homes that were listed and sold in the Denver Metro MLS as of 11/3/2022.

\*\***DOM** - Days on market is determined by the average number of days a home is 'active' for sale. DOM does not include 'coming soon' or 'pending/under contract' time.

## Sales Continue to Slow Down in October

As of October 3rd, Commerce City North had 111 active listings (down slightly from 119 last month) while 54 homes sold during the month of October (down from 57 in September). During October, our community had 2.1 months of inventory. Prior to the pandemic, we had 2.4 months of inventory during October in 2018 and 2.1 months in 2019.

There are currently 39 homes under contract in Commerce City North. Homes that closed during October stayed on the market for an average of 31 days before going under contract. Average days on market for active listings is 49, up from last months at 40 days.

Median closed prices for single family homes in our area stayed went up slightly from September to October (\$570,000 to \$575,000). Median closed prices across the metro area dropped about 2%.

On Thursday, November 03, 2022, the current average rate for the benchmark 30-year fixed mortgage is 7.32%, up 15 basis points over the last week.

The bottom line is that despite higher interest rates, properly priced and marketed homes are selling at a normal pace of about 30 days. If you are thinking about buying or selling, lets have a conversation to see if we are a good fit to work together.

## What is Your Home Worth?

Call, text or email me if you would like a free market analysis for your home or if you have any questions about real estate. 303-564-4055

# F U N A N D G A M E S

## Triple Puzzle Sudoku

9	1			4	2	3	6	7						
5	7	2	3	6		8	4	9						
	6	4	7	8		5	2							
	9	1		2	3	4	8							
	8			5	7		9	2						
		5	9		8		3	6						
	5	9		3			7	8		2	3			4
8		7		9	6		5	4	8	9			6	1
	2	6		7		9	1		4	6	5		7	8
						8	3	2		7	9		4	5
								6		5	8		3	9
						5		7	3		4	6		2
7		8	4	6	5	3	2		7	8	1	4	5	
	3		8		2			5	9		2	8	1	3
2	6	5		3			8	1	5		6		2	
	2	1		8	4			3						
4		3	1	2	6	5		8						
8	7		3	5				1	4					
	5	2			8			7						
3		7	2		1	8	5							
6	8		5	7				4	2					

Solution at [www.CommerceCityNorth.com/games](http://www.CommerceCityNorth.com/games).


## Useless Facts

Only male turkeys “gobble”. They make the sound to announce themselves to female turkeys.

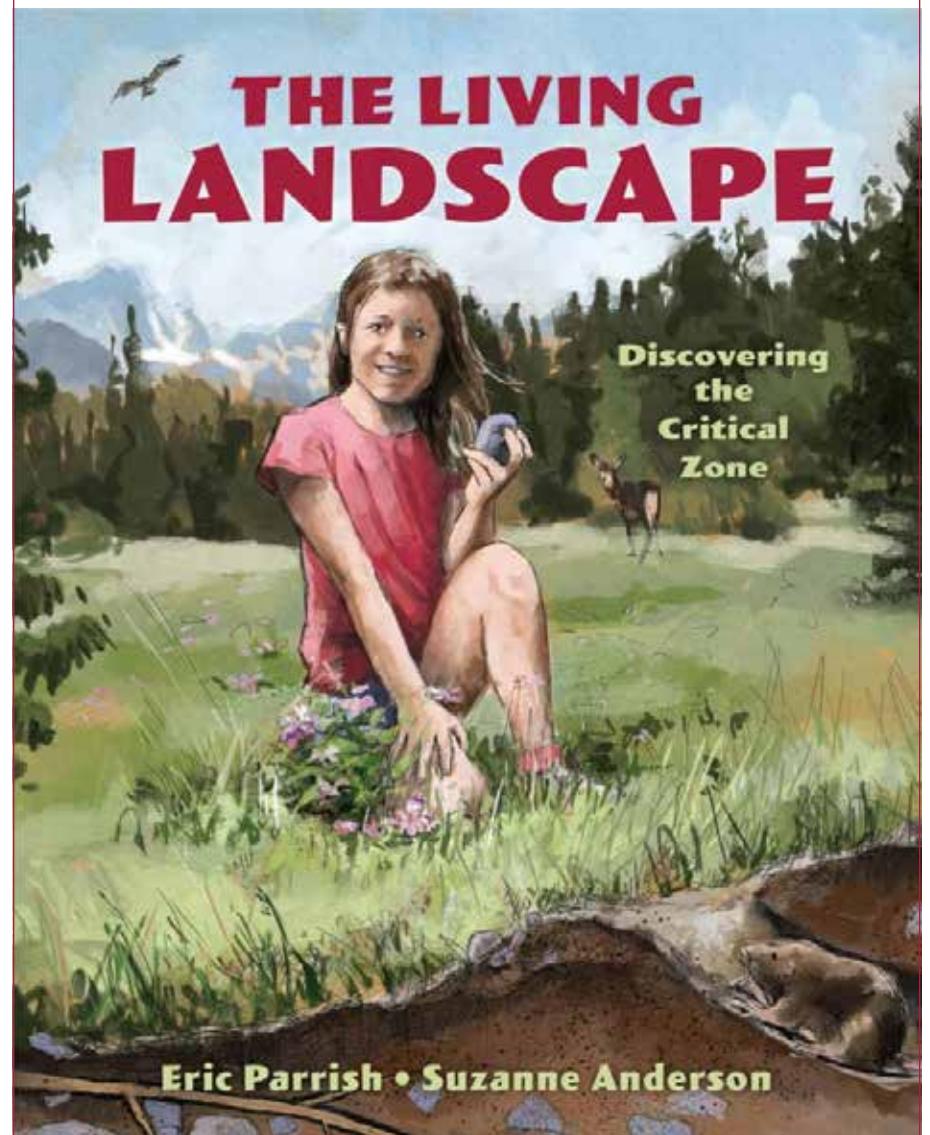
Wild turkeys can run at speeds of up to 25 miles per hour and fly as fast as 55 miles per hour.

Domestic turkeys are bred to have unnaturally large breasts and can't fly at all

When a hen is ready to make little turkeys, she'll lay about 10 to 12 eggs, one egg per day, over a period of about 2 weeks.

Turkeys are known as such in the English language because they were initially brought into Europe by Turkish merchants.

Special shout-out this month to my friend, cousin and Science Ninja creator, Eric Parrish who just had his second book published!



The book is intended for 8-12 year olds. Find it on Amazon.com



# NathanSellsDenver.com

Nathan Hart, REALTOR®, CRS, RENE, PSA, ABR  
303-564-4055 | Nathan@NathanSellsDenver.com



## List Your Home for Only 4% this Winter

November and December are typically the two slowest months of the year for real estate sales. They are also generally the last two months that prices decline before starting a rebound in January and a climb towards peak pricing in late spring.

This being said, homes still sell during the holiday season. If it is time for you to make a move this winter, I'm offering a win-win opportunity for both of us.

If we meet and decide that we are a good fit to work together, I will list your home for 4% total commission. In order to take advantage of this offer, the listing agreement must be signed in November or December.

## What my Clients are Saying

"He returned my call quickly, we made an appointment to meet up, when he came over, he was honest with us, worked with us to take pictures, put them on the net and quickly listed our home. We were under a time constraint to get our home sold ASAP, in order to get into our new build, and Nathan made it happen! Nathan is patient, honest and very trustworthy and we will definitely use his services again!" - **Kevin and Cathy B, The Village/Outlook**

"Top notch realtor. I'm one of those people who asks a million questions a thousand different ways, and of course we were being picky. If it annoyed Nathan, I would have never known, as he was always patient and never made me feel bad about it. He still answers questions I have about the house or taxes. You will definitely not be disappointed with Nathan by your side!" - **Haley & Joe G**

"Nathan is the best! He was always available for us, he responded any questions or concerns in a timely manner. His knowledge and professionalism made the process smooth!" - **Lorena and Felipe C, Reunion**

"Nathan's service is top-notch! He provided expert and knowledgeable service for a very fair price. We were making a move across country and it was pretty stressful trying to make sure everything went smoothly in selling our home in a time crunch. Our home went under contract in less than a week and we felt secure with Nathan through the entire closing process. Highly recommend!" - **Sarah and Erick R, Potomac Farms**

## The Newspaper Might Take The Winter Off

The Commerce City North Community Courier might not be delivered to your mailboxes this winter but if so, will come back in the spring.

If you don't receive the newspaper during the first week of the month, you can always go to my website at [CommerceCityNorth.com](http://CommerceCityNorth.com) to find all of the latest news, events and real estate information for our community.

### Sign up For the e-Newsletter

Make sure you sign up to receive the e-newsletter which is sent to your email around the middle of each month. The e-newsletter is a great resource that highlights new community news and upcoming events that might not have made it in the newspaper. This will be an even greater resource for our community if the paper is not printed in the winter months. Sign up at [CommerceCityNorth.com/newsletter](http://CommerceCityNorth.com/newsletter).



**Don't Forget to Share Your News, Story, Article, Opinion or Essay by Nov 30th For Next Month's Issue at [www.CommerceCityNorth.com/news](http://www.CommerceCityNorth.com/news).**