



The Sidewalk

VOL. 16, ISSUE 2

THE OFFICIAL MAGAZINE OF THE BEAVERDALE NEIGHBORHOOD ASSOCIATION

SPRING 2021

BEAVERDALE NEIGHBORHOOD ASSOCIATION

BOARD OF DIRECTORS

President: Marcus Coenen
Vice President: Chris Friest
Secretary: Brent Millis
Treasurer: Jay Cox-Kozel
Dave Busiek
Ed Fishman
Tom LaPointe
Nick Mertes
Vanessa Phelan
Adam Plagge
Kate Ross
Carl Saxon
Kylie Spies

BOARD MEETINGS

Meetings are held at 7 p.m. on the first Thursday of the month at the office of Ibson Law in Beaverdale. Visit www.beaverdale.org for more information. Board minutes are published on the website upon Board approval.

MISSION

The Beaverdale Neighborhood Association is neighbors working together to promote the social welfare of the Beaverdale area by bringing about civic betterment and social improvements for the common good of the community.

MEMBERSHIP

The BNA is a 501(c)(3) tax-exempt, nonprofit organization. Membership is open to the public, may be tax deductible and could be eligible for a matching gift from your employer. To join or get involved, visit www.beaverdale.org or follow us on Facebook @beaverdaleneighborhood.

THE SIDEWALK

The Sidewalk is the Official Magazine of Beaverdale and is published quarterly by the Beaverdale Neighborhood Association P.O. Box 30175, Des Moines, Iowa 50310
Editor: Kate McGovern 515-577-2084
Email the BNA: bna@beaverdale.org

Dear Neighbors,

The first few months of 2021 feel quite a bit like the first few months of 2020, but with a little more to look forward to as the vaccines are widely available and limitations on gatherings are relaxed. With that said, we still have not heard about a timeline for when the BNA Quarterly Meetings will be held in person so we will continue to hold those via Zoom. The Public Affairs Committee continues to identify great speakers for our online meetings, but I am sure they are also looking forward to in person meeting.

On June 19th the BNA will be hosting the biennial Garden Walk. This event is a great opportunity to see the hard work of several gardeners in the neighborhood. I would like to thank the Beautification Committee for planning this year's event. Also in June, the Beaverdale Farmer's Market will again bring a great selection of vendors to the Franklin Junior High parking lot on Tuesday evenings. I am excited to announce the BNA will once again have a booth at the Farmer's Market for anyone who would like to stop and join the BNA or grab some BNA merchandise.

For additional information about the Farmer's Market go to: <https://beaverdalefarmersmarket.org/>

At the April BNA Board meeting Jeff Wiggins, the City of Des Moines Transportation Planner, about traffic calming alternatives for 38th Street along Ashby Park. This part of a request by the BNA to the City due to concern about speeding between Douglas Avenue and Urbandale Avenue. If you are concerned about traffic speeds on your street please reach out to the BNA and we will see if the City can do a review.

Lastly, it is a great time to make some improvements to your home and yard. If you are interested in programs that will help you cover some of the costs for various projects please look into these great programs:

InvestDSM - investdsm.org/programs
NFC - neighborhoodfinance.org/loan-programs
Rain Campaign - raincampaign.org/funding-resources

Sincerely,
Marcus Coenen,
BNA President



2021 BEAVERDALE GARDEN WALK - JUNE 19TH!
FOLLOW US ON FACEBOOK @BEAVERDALENEIGHBORHOOD

Beaverdale is hosting it's Garden Walk once again and inviting garden lovers to our neighborhood to explore a few of our gardens. We have 6 new gardens and are also returning to a garden we first experienced in 2007. It will be interesting to see what time has changed. Other gardens will feature a hand built pergola covered with wisteria, an outdoor screening room with it's own refrigerator, a wooden castle turned garden shed, beautiful paved pathways, and lots of pollinator friendly native plants. Watch for our new poster and signs to pop up around the neighborhood in June and be sure to collect one of our new bookmarks to remind you to 'save the date'.

Tickets will be available in advance for \$8 starting June 1st at our local Beaverdale businesses: Back Country Outfitters, Beaverdale Books, Beaverdale Confections, Grounds for Celebrations, and

O'Donnell Ace Hardware. We have decided to limit ticket sales to 400 this year to help reduce crowding at the gardens. If there are still tickets available the day of the Garden Walk, they will be sold outside of Grounds for Celebrations for \$10 each.

The Beaverdale Garden Walk has been in existence since 2005 and would not be possible without it's volunteers and sponsors. We thank Boesen's the Florist, Green Family Flooring, The Floor Doctors, and Back Country Outfitters for their support and sponsorship. We will again need assistance from volunteers to make this year's garden walk a success. We plan to have extra volunteers at each garden to monitor numbers of visitors to keep everyone safe and to check tickets. All visitors will be expected to wear a mask. Please contact Nancy Dunbar at dunbar.nancy@gmail.com or 515-255-2671 if you are interested in volunteering.



Kohles & Bach

HEATING • COOLING • FIREPLACES • GEO-THERMAL

CALL DOMINIC! 515-310-1602



\$69
Tune-up
REGULAR \$89

AC
Clean & Check

Save Thousands!

up to **\$2,300** in rebates
Combined Lennox & Mid American rebates

We Offer Financing!
for as low as*
Get a New AC \$57/mo.

*Financing terms and minimum monthly payment are subject to credit approval and may change. See store for details.

Coupon must be presented at time of offer. Expires 6/11/2021. Offers not valid with any other offer. Trip fee may be extra. Cannot be used on previous sales.

5185 NW Beaver Dr., Johnston | kohlesandbach.com



**UROLOGY CENTER
OF IOWA**

at **broadlawns**

ZERO
THE END OF PROSTATE CANCER
ZEROCANCER.ORG

FREE PROSTATE CANCER SCREENING

**TUESDAY, JUNE 8TH & TUESDAY, JUNE 22ND
5:00-7:00 PM**

Broadlawns Medical Center, Medical Office Building
1801 Hickman Road, Des Moines, IA

Walk-ins welcome, appointments encouraged.

To schedule your **FREE** non-invasive screening –
just a simple blood draw, call:

(515) 282-7390

www.broadlawns.org/events/prostate-cancer-screening

Let's meet for coffee!

Buying or selling a home can sometimes be an intimidating process, but hiring a Realtor shouldn't be. Let's meet for coffee and get to know each other! I've lived in Beaverville for 45 years. My office is here & I support Beaverville 100%. Whether you're buying, selling, or need friendly advice, I would be honored to help with your real estate needs.



IOWARealty

Iowa's Largest

Jan Stehl, Realtor

Iowa Realty, Beaverville Office

515-229-2156 | jstehl@iowarealty.com



SOLD!

3204 Beaver Avenue
3 Bed, 2 Bath
1827 sqft. Built in 1937



SOLD!

4009 Ashby Avenue
3 Bed, 3 Bath
2305 sqft. Built in 1938



SOLD!

4052 Wallace Lane
2 Bed, 1.5 Bath
1695 sqft. Built in 1938



SOLD!

4151 Beaver Avenue
3 Bed, 3 Bath
3769 sqft. Built in 1948

**IT IS TIME TO MAKE NEEDED HOME REPAIRS?
NFC FORGIVABLE LOANS ARE STILL AVAILABLE!**

Thinking about making renovations to your home this year? You may qualify for up to \$10,000 in a forgivable home loan!

Neighborhood Finance Corporation (NFC) has been providing purchase, refinance, and home improvement renovations in the Des Moines area for over 30 years. Since NFC started lending in Beaverdale, they have provided loans to over 529 households totaling over \$29 million in repayable and forgivable loans in our neighborhood.

Our neighborhood is in a NFC lending area which means you may apply for an NFC Advantage Loan and qualify for a forgivable loan of up to \$10,000 in home renovations. The forgivable loan is available when first qualifying for a purchase, refinance, or home improvement loan. In addition, some home buyers may qualify for up to \$10,500 in down payment assistance.

If you are considering exterior repairs or improvements, ask NFC about their Front Porch Program loans. These loans are available for

repairs or improvements to the exterior of homes. Front Porch loans have been used for projects like roof and foundation repairs, window and door replacements, exterior siding or painting, new garages, driveways, and more.

For details on all of NFC's lending programs, please visit NeighborhoodFinance.org.

NFC is a non-profit, licensed Iowa mortgage company offering purchase, refinance and home improvement loans. Every NFC Advantage loan is paired with a forgivable loan that is forgiven with five years of owner-occupancy. NFC partners with Polk County, the City of Des Moines, neighborhood associations and local financial institutions to facilitate neighborhood revitalization in NFC lending areas.

To see if your home currently qualifies for NFC Lending, please visit the NFC lending map at NeighborhoodFinance.org or call their office at 515.246.0010. Equal Housing Lender NMLS# 8943



NMLS #8943

**PROPERTY TAX ASSESSMENTS
Q & A WITH THE POLK COUNTY ASSESSOR**

Why did the assessor mail me a new assessment notice earlier in April?

In Iowa, assessors are required by law to reassess all property in their jurisdiction every odd-numbered year. It's our statutory duty and responsibility. To maximize fairness and understandability, Iowa law requires assessments to be based on current market value.

Reassessments are intended to raise revenue for local governments, right?

No, that's a common misconception; reassessments are not intended to raise revenue. Most property assessments remain "frozen" during the two years between reassessments, while the market fluctuates within that two-year period. Reassessments are intended to allow the assessor to get in sync with the market since the last reassessment, thereby improving appraisal performance which in turn improves tax equity.

Why did my assessment go up so much?

The real estate market in Polk County was very strong since our last reassessment in 2019. Demand far outpaced supply due to having more potential buyers in the market than homes for sale, thus creating a heavy seller's market. Mortgage interest rates were historically low. These factors caused the strong increase we experienced in the market. Changes in property values vary depending on: location, any physical changes made to a property, and overall sales per market area. This 2021 reassessment reflects changes in market value over the last two years.

Will my taxes go up because of the assessor's reassessment?

The total tax burden is determined by the local taxing authorities, NOT the assessor. Assessors are responsible for the allocation of the property tax burden, not the magnitude of the tax. If you are concerned about your taxes increasing, I recommend getting involved and participating in the budget process for your school, city, county, and the other taxing entities. The budget process starts in January of each year. The outcome of those budget processes early next year will determine the magnitude of the tax that you will pay based on your 2021 assessment.

When will I pay taxes based on the 2021 assessments?

Looking at the timeline, property is assessed for taxation each year. Also, each odd-numbered year shall be a reassessment year. Assessment year 2021 begins on January 1, 2021 and property taxes paid on that assessment are for the fiscal tax year from 07/01/2021 through 06/30/2022. Taxes are payable in arrears beginning with the first half payment on 09/30/2022 and the second half payment on 03/31/2023.

IOWA PROPERTY TAX CYCLE				
	TAX PAY YEAR 2020-2021	TAX PAY YEAR 2021-2022	TAX PAY YEAR 2022-2023	
CALENDAR BY QUARTER/YEAR	JANUARY 1, 2019	ASSESSMENT 2019 BEGINS		
	MARCH 31, 2019			
	JULY 1, 2019			
	SEPTEMBER 30, 2019	TAX YEAR 2019-2020		
	JANUARY 1, 2020	JULY 1, 2019-JUNE 30, 2020	ASSESSMENT 2020 BEGINS	
	MARCH 31, 2020			
	JULY 1, 2020			
	SEPTEMBER 30, 2020	FIRST: SEPTEMBER 30, 2020	TAX YEAR 2020-2021	
	JANUARY 1, 2021	TAX PAYMENTS 2020-2021	JULY 1, 2020-JUNE 30, 2021	ASSESSMENT 2021 BEGINS
	MARCH 31, 2021	SECOND: MARCH 31, 2021		
	JULY 1, 2021			
	SEPTEMBER 30, 2021		FIRST: SEPTEMBER 30, 2021	TAX YEAR 2021-2022
	JANUARY 1, 2022		TAX PAYMENTS 2021-2022	JULY 1, 2021-JUNE 30, 2022
	MARCH 31, 2022		SECOND: MARCH 31, 2022	
	JULY 1, 2022			
	SEPTEMBER 30, 2022			FIRST: SEPTEMBER 30, 2022
	JANUARY 1, 2023			TAX PAYMENTS 2022-2023
	MARCH 31, 2023			SECOND: MARCH 31, 2023

Cady Swim Lessons

Group & Private Lessons

Water Babies Special Needs
 Preschool Competitive
 School Age/Adults Synchronized

CLEAN CHLORINATED POOL!

Tom Cady
 50+ Years Experience
 Swimming/Coaching/Teaching

Dawn John
 30+ Years Experience
 Swimming/Coaching

515-277-4659 | 3323 Sheridan Ave., DSM

FRANKLIN FOLLIES — ON FAILING

– BY BRIAN HOGAN, FRANKLIN BARBERSHOP

While improperly installing a ceiling fan with my dad the other day, he joked, “Sometimes ya gotta fail to do it right.”

It is, of course, the parental wisdom that’s meant to be profound and make you question your sense of direction or how you’ve chosen to live your life, but it ultimately lands flat when you realize it’s imperfect advice from an imperfect person. He continued, “If I would have had better grades in college, I wouldn’t have been drafted and sent to Germany.”



I wonder what that’s like, I thought. Traveling abroad. Most people in their life have at this point. I however, have never left the continent. It’s not really a big deal and it doesn’t upset me by any means. I feel pretty content here in Des Moines. I don’t want for much and life is simple. But it did get me thinking. On the “to do” list that life hands us, how many things have I really checked off? I’m not big on lists— be they grocery or bucket, but after pondering my successes and shortcomings, I started jotting some things down. Just for funsies. Just to mix it up. Here’s some of what I came up with: I’ve learned to walk, tie my shoes, and say please and thank you. But I’ve never made a pie. I’ve learned to look both ways before crossing the street and always chew with my mouth closed, but I’ve never kissed a man. Not a handsome one, anyway. I’ve exercised my right to vote, rode a horse, swam naked in a lake, set fire to a car, and one time ziggged when I should have zagged in front of a Dodge Charger. The Charger won. The list continued on and on and as I jotted. I was amazed at how many fantastic things I’ve done and survived, but yet somehow still have so many things that I want to accomplish.

A wise man once said, “You are only one decision away from having a completely different life.” The older I get, the more I recognize that to be true. In a world that is increasingly bent on measuring your life by what you have accumulated instead of what you have experienced, I feel it’s more important now than ever to get out there and take some risks, make some mistakes, wear a cowboy hat or whatever. Now that I think about it, maybe my old man was on to something. If you want it done right, first ya gotta get out there and do some failing. Here’s to the next big one. Cheers friends.

LUCKY HORSE

BEER & BURGERS

MONDAY IS BURGER NIGHT

S10 BURGER, FRIES AND BEER BEGINNING AT 4 PM ON MONDAY
ENJOY OUR CHEESEBURGER OR OUR FEATURED BURGER OF THE WEEK

BUY ONE BURGER AT REGULAR PRICE. GET 1/2 OFF SECOND BURGER

CANNOT BE COMBINED WITH OTHER OFFERS. MUST PRESENT COUPON TO REDEEM.
ONE TIME USE. EXPIRES 8/31/21

LUCKYHORSEDSM.COM 2331 UNIVERSITY AVENUE, DSM

Tax - Accounting - Payroll

MOTECPA

2011 Beaver Avenue
515-271-8183
Dave@MoteCPA.com

Serving Beavertdale since 1998

The Flooring Experts of Beavertdale & Central Iowa

We Specialize In:

- Refinishing and repairing existing hardwood floors
- Carpet
- Luxury Vinyl Plank (LVP)
- Ceramic and Porcelain Tile
- And much more!

Floors for your family from ours!

Owners Bob & Jeni Green

Store Hours:
Mon-Fri 9am - 5pm
Saturday 10am - 2pm

1901 Beaver Avenue
515-255-2600
greenfamilyflooring.com

MODERNA COVID-19 VACCINE



Please complete our COVID-19 Vaccination consent form to reserve your appointment today!

Come See Us!

Janelle Beal, R.Ph.

www.mymedicapharmacy.com/beaverdale

YOUR LOCAL INDEPENDENT BOOKSTORE

MON - FRI 10-8
SATURDAY 10-5
SUNDAY NOON-4



CONVENIENCE,
COMMUNITY,
CUSTOMER SERVICE

2629 BEAVER AVENUE, SUITE ONE ~ 515.279.5400
WWW.BEAVERDALEBOOKS.COM

Taking the Journey TOGETHER



AWARD WINNING EDUCATION



Holy Trinity Catholic Church and School

ENROLLING NOW PRESCHOOL 3 TO 8TH GRADE

https://htschool.schooladminonline.com/portal/new_inquiry



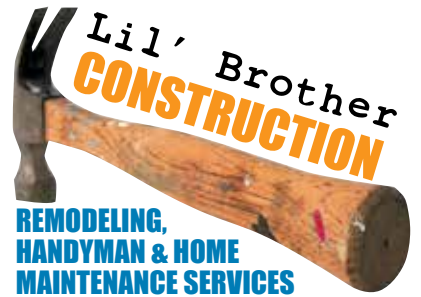
Apartments and townhomes with spacious floor plans and features designed for older adults lay the foundation of comfort at Calvin Square, expanding independent living options on Calvin Community's campus.

Visit www.calvinsquare.com or call Ashley Buckowing at 515-633-2566 for more information.

Move-in special: we will pay for your move, so call today!

THANK YOU FOR ALLOWING US TO SERVE YOU SINCE 2008

AS YOUR TRUSTED REMODELER & HOME MAINTENANCE COMPANY!



REMODELING, HANDYMAN & HOME MAINTENANCE SERVICES

"Working for God, not man."
Col. 3:23-24

- 80% REFERRAL & REPEAT CUSTOMER RATE
- FREE ESTIMATE
- 100% GUARANTEE
- NO MARK-UP ON MATERIALS
- REFERENCES PROVIDED

LBC-DSM.COM | 515-279-5310
3623 DOUGLAS AVE.
DES MOINES, IA 50310



2021 BEAVERDALE FALL FESTIVAL: IT'S MORE THAN A WEEKEND! CALLING ALL NEIGHBORS AND VOLUNTEERS!

UPDATE: The annual Beaverdale Fall Festival is fast approaching. Your neighbors on the Fall Festival Board typically start planning this year's festival shortly after the previous year's cleanup is finished. This year, we have strategically postponed some critical decisions to be made until June of this year. Our goal is to ensure that we are accounting for all progress that had been made in the fight against the spread of Covid-19. Therefore, you have not seen dates or a schedule of events. Yes, this celebration will look different than years past. Locations, dates, specific events, vendor layout, food/beverage, kid's events, and the much-loved Parade, will also be reviewed to ensure that we have safe, and FUN, events.

OPPORTUNITIES: The Festival Board wants to emphasize that the Festival is **MORE THAN A WEEKEND**. Our preparation for this weekend is a year-round endeavor. It is a product of hundreds of hours of planning, dozens of volunteers, and the loyal support of many local businesses. Equipment, vendors, permits, placement of events, agendas, and most importantly, **VOLUNTEERS** must be coordinated months ahead of time. We have already had a handful of people reach

out to us to assist with 2021's endeavors. Here is an overview of what we still need:

Directors (aka Board Members) –

We have had a few 2020 Board Members retire. This natural attrition has made room for new individuals to contribute. It's a bit of work, and a ton of fun. Please see our Board Member opportunities on our website: www.fallfestival.org.

Volunteers for Festival Events – Next time you are at the Fall Festival, look around. It takes LOTS of people to make this weekend possible. You will get to meet a bunch of your neighbors. Check out the website for more details.

WEBSITE: We are so proud of our new website! Please visit our website for additional details for events, times, and merchandise: www.fallfestival.org. Some pages will still be "Under construction" as we continue to build these out. We are excited to release Fall Festival details as soon as they are finalized.



**DRAIN
CLEANING**



**TELEVISIONG
& LOCATING**



**SAME DAY
SERVICE**



**TREE ROOT
REMOVAL**



**HYDRO-
JETTING**



**PREVENTATIVE
MAINTENANCE**

We are a family-owned and operated drain business that has been serving the Des Moines metro for nearly 25 years. Our qualified technicians use proven methods with high-quality equipment to provide exceptional service at affordable prices.

Our service team is available 24/7 with SAME DAY SERVICE to help you with any issue that comes up. From sinks and toilets, to floor drains and mains...WE HANDLE IT ALL!

515.286.1291 | WWW.JETSURGEIA.COM

HOW DOES EXERCISE BOOST IMMUNITY? SPONSORED BY EDENCREST AT BEAVERDALE



Now more than ever, seniors are looking for methods of boosting their Immunity. Let's take a closer look at the #1 recommended method - Exercise.

Improved Immune Response: People typically have a limited number of immune cells circulating throughout their body. These cells tend to "hang out" in the lymphoid tissues and organs like the spleen, where they kill viruses, bacteria and other microorganisms which cause disease.

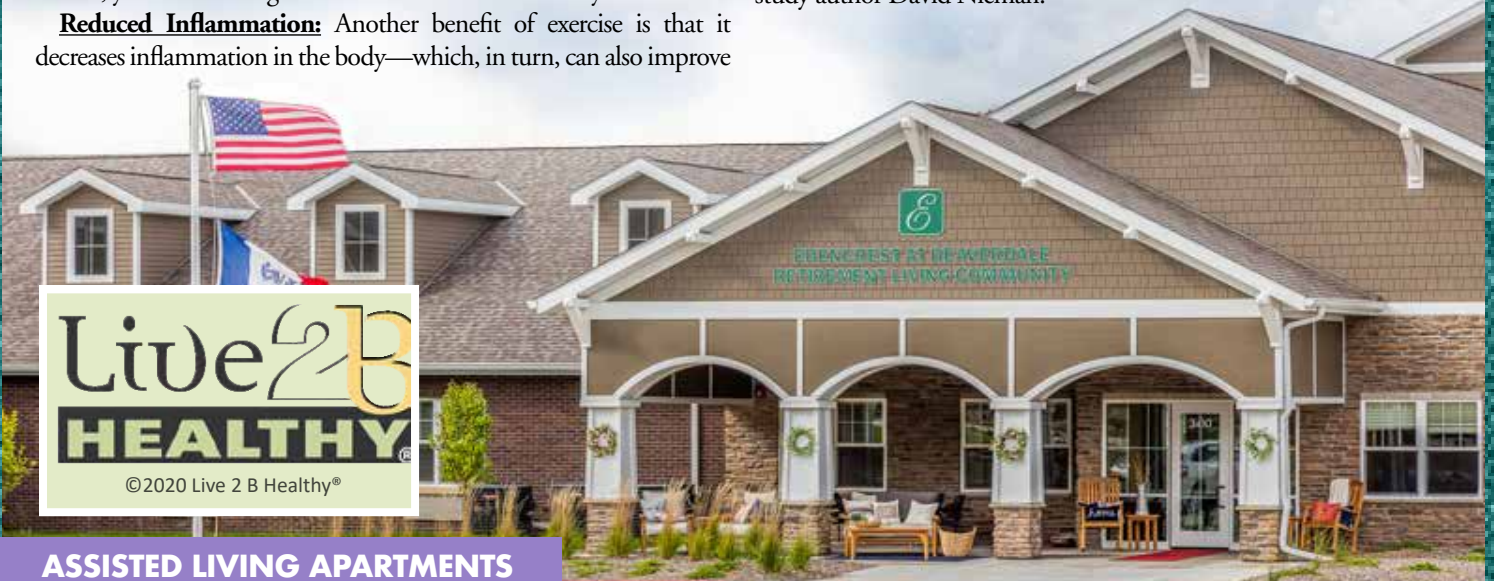
According to a 2019 scientific review in the Journal of Sport & Health Science, because exercise increases circulation of blood, it also increases the circulation of immune cells, causing them to roam the body at a higher rate and at higher numbers.

Think of exercising as you do housecleaning: If you vacuum your home for the first time in months, your home will look better than if you never vacuumed. However, if you started vacuuming thereafter 3 times a week, your home will get cleaner and cleaner each time you vacuum.

Reduced Inflammation: Another benefit of exercise is that it decreases inflammation in the body—which, in turn, can also improve

immunity. In fact, some research, like the 2004 study in the Journal of the American Geriatrics Society, links decreased levels of inflammatory markers to those that exercise more often and have higher fitness levels. Nieman says that goes hand-in-hand with immunity. "When immune cells try to function with inflammation, it puts the immune system in a chronically inflamed state too," he says, which makes it harder to fight infection. Exercise naturally assists the body in fighting inflammation.

"Exercise really is a housekeeping activity, where it helps the immune system patrol the body and detect and evade bacteria and viruses," says study author David Nieman.



**ASSISTED LIVING APARTMENTS
STARTING AT \$3000 PER MONTH!**

VOTED BEST IN DES MOINES 4 YEARS!

CALL TODAY FOR A PERSONAL TOUR!

CALL 515-250-3052 OR VISIT US ONLINE AT
WWW.EDENCRESTBEAVERDALE.COM



Retirement Living & Memory Care
3410 Beaver Ave., Des Moines, Iowa
welcomabd@edencrestliving.com



P.O. Box 30175
Des Moines, Iowa 50310

Is your name, address, and membership status correct? If not, please tell us! You receive a copy of The Sidewalk because you are a resident of the Beaverdale Neighborhood and/or a dues paying member of the Beaverdale Neighborhood Association. Please help us keep your information current. Send us an email so we can correct any errors.

membership@beaverdale.org

Please Check Your Info.

NON PROFIT ORG.
U.S. POSTAGE
PAID
DES MOINES, IA
PERMIT NO. 5671



A TREE FOR MARY

THE BNA IS FUNDRAISING FOR A TREE TO BE PLANTED IN MARY MALONEY'S HONOR



Mary Maloney, longtime Beaverdale resident and Beaverdale Neighborhood Association member, served as the Polk County Treasurer for seven consecutive terms starting in 1989. She died unexpectedly in January 2021. Mary's friends and colleagues admired her wonderful sense of humor, fierce commitment to public service, and loving dedication to her family. President Joe Biden stated that Mary "will be remembered for her empathy, honesty and integrity, as a trusted friend we admired and respected."

The BNA is currently raising funds for a memorial tree that will be planted in Mary's honor.

Donations for the purchase and planting of the tree can be made to the Beaverdale Neighborhood Association, noting it being for 'A Tree for Mary', and sent to the BNA at PO Box 30175, Des Moines, IA 50310.



GET READY!



BEAVERDALE FARMERS MARKET

JOIN US EVERY TUESDAY, 4PM-7PM
FRANKLIN JR HIGH - WEST PARKING LOT

Who's ready for summer and your neighborhood farmers market? Beaverdale Farmers Market opens on June 1st for 16 Tuesdays through September 14th, from 4:00-7:00 p.m. at 4801 Franklin Avenue, in the West Parking lot of Franklin Junior High. You will find your favorite vendors and many new ones to try.

It's free and easy to park. Pick up your produce for the week, grab supper from our prepared food vendors and check out the craft and arts. Visit www.beaverdalefarmersmarket.org for a list of all the vendors. We will be observing the recommended COVID-19 safety recommendations.

Beaverdale Farmers Market is a 501c3, managed by an all-volunteer board of directors. We'd love for you to join our volunteer team on Tuesdays, before, during or after market hours. To learn more, email info@beaverdalefarmersmarket.org or message us via Facebook at www.facebook.com/BeaverdaleFarmFest/.

Join us on Tuesday, June 1 as we 'Plant the Seed' for another season of great food, local products and neighborhood fun.