

Broadway Estates



August 2023 Vol. 04 No. 08 • Circulation: 900

Prepare For Back to School

Back To School Shopping: Get your kids involved in back to school shopping and it won't seem like such a chore. Set spending limits for items such as clothing, shoes and backpacks and allow them to pick out what they like best, whether online or in a store. By doing this early, you'll avoid long lines at stores and anxiety at home in the days before classes commence. If your child must wear a uniform, make sure they have what they need before the first day. And don't forget to set up a comfortable home study space if they will be distance learning.

Create a Message Center: Life can be chaotic during the school year with all those online class meetings, sports practices and rehearsals. Create a message center so everyone in the family can keep track of schedules and appointments. You can build a home message center or purchase one that is ready to go.

Stock up on Supplies: Whether you homeschool your child or send them off to a private or public school, there's a good chance they'll need some supplies. Many schools provide a list of everything your child will need. Stock up on pencils, erasers, markers and rulers now so they are ready to go on day one. And keep your school supplies organized so you can find everything when you need them.

Create a Backpack Station: Set up a backpack and coat station. This can be installed in an entryway or mudroom as a designated spot for kids to hang their belongings when they come home each day. It can also help cut down on clutter.

continued on page 2

FREE Paper Shredding Event

DATE: Saturday, Sept. 9 from 10-Noon

LOCATION: 7275 S Broadway, Littleton, CO 80122

South Suburban Church Parking Lot

The event starts at 10:00 a.m. and ends at noon or until the truck is full. You can line up in the car line before 10:00, but it will not be possible to "drop off" your items in the parking lot before the event starts. The truck arrives right at 10:00. See you then! Questions? Contact Kyla at kylahammondrealty@gmail.com



Sponsored by:



Kyla Hammond
REALTOR YOUR CASTLE
720.431.1239
KylaHammondRealty@gmail.com
KylaHammond.com
Exceptional Service, Value & Trust



Lifetime Travel Planners
Let us plan the trip of your life!
Lifetimetravelplanners.com 720-431-1239
Lifetimetravelplanners@gmail.com



Savannah Martin
720.638.8353
savannah@centennialstateins.com
CENTENNIAL STATE
INSURANCE AGENCY



Pamela Wandry
720-841-9591
Columbine
Mortgage
pam@columbinemortgage.com
NMLS# 1899351



National Farmers Market Week, August 6-12

National Farmers Market Week is a great opportunity to show the nation how much value markets bring to their communities. With fun events, specials, contests, and activities, the week helps to boost market attendance and visibility.

Brake Safety Week, August 20-26

Brake Safety Week is an annual commercial motor vehicle brake-safety inspection, enforcement, and education initiative conducted by law enforcement jurisdictions in Canada, Mexico, and the U.S.

Back To School, *continued from front page*

Get a Lap Desk: A lap desk is perfect for doing school assignments on the go. It can function as a laptop stand, travel desk, breakfast table, kids study desk and much more. There's also extra storage space under the desktop. And the legs fold in flat, making these trays easy to store and portable. It's the perfect accessory for your school technology.

Prepare for Morning: Now's the time to prepare for those hectic early mornings. Get in the habit now of making lunches the night before. About two weeks before school starts, have your children go to bed a little earlier each night and wake up to an alarm clock so they're ready for the first day.

Get An Insulated Lunch Box: Back to school also means packing your child's lunch each morning. This insulated lunch box will keep everything cool (or warm) until they're ready to eat.

Make Sure Work is Completed: Was your child assigned school work to complete over the summer? Make sure they've done their reading and any summer homework packets.

Choose Outfits: Get your kids in the habit of choosing clothes for the week on Sunday. Have your child lay out his or her clothes that they plan to wear the night before. Not only will this make mornings less chaotic, but it may even help cut down on your laundry throughout the week.

–<https://www.familyhandyman.com>

*Good health is not something we can buy.
However, it can be an extremely valuable savings account.
–Anne Wilson Schaeff*

This Space Intentionally Left Blank for Teen Services

Advertising:

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

To place an ad, call **Colorado Lasertype, 303-979-7499.**

Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

COLORADO STATE PARKS

Camping
 Fishing
 Dog-Friendly
 Hiking
 Horseback Riding
 Boating
 Rock Climbing

| | | |
|--|---|--|
| CHATFIELD DOUGLAS COUNTY | ELDORADO CANYON BOULDER COUNTY | CHEYENNE MOUNTAIN EL PASO COUNTY |
| CHERRY CREEK ARAPAHOE COUNTY | GOLDEN GATE CANYON JEFFERSON COUNTY | ELEVEN MILE PARK PARK COUNTY |
| ROXBOROUGH DOUGLAS COUNTY | CASTLEWOOD CANYON DOUGLAS COUNTY | ST. VRAIN WELD COUNTY |
| BARR LAKE ADAMS COUNTY | MUELLER STATE PARK TELLER COUNTY | LORY STATE PARK LARIMER COUNTY |
| | | STAUNTON JEFFERSON COUNTY |

Kyla Hammond
REALTOR®
720-431-8239
KylaHammond@reality.com
KylaHammond.com
Exceptional Service, Value & Trust

BE SURE TO CHECK PARK STATUS AT CPWSTATE.CO.US BEFORE HEADING OUT!

August Gardening Calendar

By Eileen Tully, Colorado Master Gardener, CSU

As gardeners, we enter a slower, more easy-going phase in the garden process. There's always something to do in the garden but we don't need to keep up the frenetic pace of planting-mulching-weeding that April and May demand. June's blooms may have faded, but with proper pruning some may make a reappearance in August. July's heat is over and there's still a lot of summer left.



In August harvesting our gardening efforts has begun, but we can take time to do it right, even enjoy the process. If we pay attention, August presents a wisdom not available any other time of year. The garden is maturing now. We can see our mistakes, our successes, and the intrusions on our efforts that nature presents on her own. In August there's time to look around and appreciate the garden...and then get back to work.

MAJOR CHORES FOR AUGUST

Vegetables:

- Plant spinach and lettuce mid-month for a fall harvest.
- Harvest cucumbers intended for slicing when they are 6 to 8 inches.
- Onions are ready to harvest when their green tops fall over. Lift the bulbs and brush off loose soil. Bring them to a protected area like a porch or covered shed. Lay them out in a single layer on a surface that permits ventilation top and bottom. When the outer skins have turned papery place them in a mesh bag or old panty hose and place them in a dark and cool place.

- Peppers can be harvested anytime they achieve the size you need or want.
- Water tomatoes regularly until late August. After that, fruit will ripen more quickly when water is withheld.
- After harvesting and areas become empty sow cover crops, like annual rye grass, often called green manure, to build garden soil.

Lawn:

- Begin lawn renovation and repair. Build up low areas with garden soil and over-seed areas that are thin or bare.
- Attack persistent weeds like bindweed with a 2, 4-D product. But the ultimate goal is to grow a thick healthy turf that will choke out weeds.

Garden:

- Newly planted perennials, trees and shrubs need consistent watering to get established.
- Fertilize roses for the last time around August 15th. Fertilizing later may stimulate new succulent growth that could damage the plant if there is an early frost.
- Divide spring blooming perennials if needed. Ways to tell if a perennial needs to be divided is if the plant has a 'hole' in the middle and doesn't look as attractive as it used to, if blooms decrease or stop altogether or if the plant is crowding out neighboring plants.

Take advantage of plant sales. Usually starting mid-to-late-August and into September many nurseries will have plants sales with prices as much as 50% off.

—<https://tra.extension.colostate.edu>

Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

*Free initial consultation.
Evening and Saturday appointments available.*

Call 303-794-5901

Patrick M. Plank, Attorney at Law
26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com

Jay Financial

dreams with direction.

Comprehensive Financial & Business Planning

Call for a free consultation | 303-260-9494 | jayfinancialgroup.com

5601 S. Broadway Blvd., Ste 395, Littleton, CO 80121

Securities and advisory services offered through Commonwealth Financial Network®, Member FINRA/SIPC, a Registered Investment Adviser.
Fixed insurance products and services are separate from and not offered through Commonwealth Financial Network.

BACK TO SCHOOL Special

\$50

FIRST MONTH ONLY

Three month required commitment. Month one \$50 and month two and three are standard price.

BOOT CAMP
All boot camp classes at HQ & Brewery Boot Camp at Lone Tree Brewing.

SPIN CLASSES
All spin classes are available virtually and in-person.

PERSONAL TRAINING
Customized fitness programs to crush your fitness goals.

LET'S GET STRONGER TOGETHER

ACCOUNTABILITY

All trainers, spin instructors and staff members are here to help you reach your goals, keep you accountable and answer your questions along the way!

COLORADO FITNESS HEADQUARTERS 720.810.0230

@COFITNESSHQ

Interested In Learning More About Your City?

Applications for Centennial 101, a free program to discover how our City works, is available until 5 p.m. Friday, July 31. In just seven weeks participants will understand how Centennial is unique, learn about how our tax dollars are used, experience different scenarios putting yourself in the shoes of Elected Officials and City Staff and find opportunities to get more involved in the community. Space is limited. Only 30 participants will be accepted for this class of Centennial 101. Attendance each Thursday is required.

Classes are Thursdays from 5:30 to 9 p.m., beginning August 31 ending October 17. Most of the classes will take place at the City's Eagle Street Facility located at 7272 S. Eagle Street. To learn more and to apply visit centennialco.gov/Centennial101.



Locally Owned
& Operated
Relevel.it

1/2
Cost of
Replacing

Ready for
Immediate
Use

Eliminates
Tripping
Hazards

Concrete Lifting • Leveling • Curb Repair

Free Estimate - Call 303-562-3844

**Multiple
Job
Discount**



**10%
Off
With Ad**

Arapahoe County

Kyla Hammond

REALTOR® BY YOUR CASTLE

720. 431. 1239



Mid-Year Real Estate Market Update

| | SINGLE FAMILY HOMES | CONDOS AND TOWNHOMES |
|--|---------------------|----------------------|
| Number of Homes Closed | 3,000 | 1,573 |
| Average List Price | \$735,567 | \$388,122 |
| Average Closed Price | \$742,002 | \$388,370 |
| Average Days on Market | 32 | 24 |
| Average Closed Price to Original List Price | 98.05% | 98.82% |

Source: Based on information from REcolorado, Inc. for the period 1/1/23 - 7/3/23. Not all properties were listed and/or sold by the Brokerage. This representation is based in whole or in part on content supplied by REcolorado, Inc. REcolorado, Inc. does not guarantee nor is any way responsible for its accuracy.

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at www.coloradolasertype.com.

Denver Window Screen Repair.

We come to you. Over 17,000 screens replaced. \$35 for a standard window screen. **720-323-5443**

OB PAINTING. Interior/Exterior. Free Est. Call today! 25 years in business! Rob: 303-986-8198

Haul It 4 Less. All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. www.haulit4less.com

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

Carpentry - all phases. Over 30yrs exp. Provides home improvement & repairs w/ unmatched quality & affordable rates. Call 303-589-8996 for a free estimate.

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

Centennial Under the Stars

The city's annual celebration and concert, Centennial Under the Stars, is returning to Centennial Center Park from 5-9 p.m. Saturday, Aug. 12.

The band Libélula will perform as the live opener before the headliner, 6 Million Dollar Band, takes the stage. 6 Million Dollar Band describes itself as an 80s dance band.

The event will feature local vendors, food trucks and family-friendly activities.

—<https://centennialcitizen.net/stories/centennial-to-offer-free-concerts-festivals-this-summer,437056>



OB PAINTING INC.
CALL ROB : (303) 986-8198

\$300 off
Exterior or Interior Painting

10% off
For Payments
In Cash

American family owned.
30 years in business.

*Workmans Comp & Liability Insurance
Credit cards accepted*

**Multiple Home
Discount**

JKRoofing.com



J&K ROOFING
Calm After the StormSM






- ROOF REPAIR & REPLACEMENT
- WINDOWS & SIDING
- STORM DAMAGE & INSURANCE CLAIMS
- SOLAR ROOF SHINGLES & PANELS



FREE INSPECTIONS
303-425-7531





METRO DENVER

FARMERS' MARKET

MARKET ON YOUR CALENDAR

| | |
|---|---|
| <p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p> | <p>Saturdays LAKEWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p> |
| <p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p> | <p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p> |

Check out our great recipes online!

For more information call the
Metro Denver Farmers' Market Hotline

303-887-FARM

www.denverfarmersmarket.com





BROADWAY ESTATES RECENT SALES

| Date Sold | Address | List Price | Sold Price | Beds | Baths | Ttl Sq. Ft. | Garage Space |
|-----------|--------------------------|------------|------------|------|-------|-------------|--------------|
| 6/30/2023 | 1807 E Euclid Avenue | \$695,000 | \$700,000 | 4 | 3 | 2,111 | 4 |
| 6/23/2023 | 163 E Panama Drive | \$665,000 | \$655,500 | 4 | 2 | 1,860 | 1 |
| 4/26/2023 | 2039 E Euclid Avenue | \$644,000 | \$655,000 | 4 | 2 | 2,161 | 1 |
| 5/26/2023 | 6521 S Logan Street | \$675,000 | \$626,500 | 4 | 3 | 2,376 | 2 |
| 6/30/2023 | 327 E Panama Drive | \$625,000 | \$610,000 | 5 | 2 | 2,276 | 2 |
| 5/26/2023 | 1704 E Euclid Avenue | \$595,000 | \$600,000 | 4 | 2 | 2,163 | 3 |
| 6/23/2023 | 6519 S Kit Carson Street | \$479,000 | \$500,000 | 6 | 2 | 2,376 | 1 |
| 6/30/2023 | 4223 S Washington Street | \$489,000 | \$495,000 | 3 | 1 | 1,058 | 4 |

Based on information from REColorado, Inc. for the period 4/1/23-7/3/23. Not all properties were listed and/or sold by Kyla Hammond at Your Castle Real Estate. This representation is based in whole or in part on content supplied by REColorado, Inc. REColorado, Inc. does not guarantee nor is it in any way responsible for its accuracy. Content maintained by REColorado, Inc. may not reflect all real estate activity in the market.



Kyla Hammond
 REALTOR® YOUR CASTLE
 REAL ESTATE

720.431.1239

KylaHammondRealty@gmail.com

KylaHammond.com

Exceptional Service, Value & Trust

Kyla Is Highly Recommended in the Neighborhood:

"We had a fantastic experience selling our home with Kyla. Her extensive knowledge of our area combined with her real estate skills helped us to sell our home quickly, easily, and for the price we were hoping in a tough market. Can't recommend her enough."

Kuldeep, Denver, July, 2023

Award-Winning Realtor:

Kyla Hammond is a top producing Realtor in South Suburban Denver. She is in the top 20 agents at Your Castle Real Estate and ranks in the top 5% of all agents. She has won numerous awards for her work and provides outstanding service for her buyers and sellers.

Give her a call anytime!



JUST CLOSED:
 217 S DeFrame St
 Golden, CO 80401
 4 Beds/ 3 Bath/4,246 Sq. Ft./ Outdoor Pool
 Sold 6/30/23 for \$985,000

Kyla's Recent Sales

What's your home really worth? Pricing a home correctly is critical in this market to optimize your sale. Call a trusted agent who is familiar with the neighborhood and can help you sell at the highest price possible. Call me if you would like to know your home value!



JUST CLOSED:
 2191 S Dover Way
 Lakewood, CO 80227
 4 Beds/3 Baths/2 Car garage
 Sold 5/17/23 for \$625,000