

# Broadway Estates



January 2024

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## Friday Night Films

Skip the Theater and enjoy Friday Night Nature Films Fireside at South Platte Nature Center. Nature based films are carefully chosen and include a variety of entertaining topics. All are beautifully filmed, most are award winning. Donation suggested for refreshments.

- American Eagles - 01/19/24
  - Magic of the Snow Owl - 02/16/24
- <https://register.ssprd.org>

## Light Up The New Year

Ring in the new year with us as the Hudson Gardens exhibit transforms into the Light Up the New Year show that includes vibrant displays, a laser garden, and upbeat music. Join your friends and family and immerse yourself in the colorful nautilus forest, color cubes, mesmerizing sphere and more. Dated Tickets are valid for single admission to Light Up the New Year at Hudson Gardens on the date reserved.

- Adults: \$20 Seniors (65+): \$18 Child (ages 3-12): \$15
- 2024 Light Up the New Year Dates: Jan. 2-28
- Doors open at 5:00 p.m.. The last entry is at 8:45 p.m.
- Tickets valid between 5:00-8:45 p.m.
- Lights out at 9:30 p.m.

*January is my favorite month when the light is plainest, least colored. And I like the feeling of beginnings.*

– Anne Truitt

## New Year's Resolutions for Building a Healthy, Happy Life

For many people, the start of a new year marks an opportunity to reflect on their life, and think about where they would like to be in the future. And while New Year resolutions may get a bad rap for encouraging unrealistic goals or placing pressure on us, they can also be a great starting point to prioritize your health and wellness on your own terms. That may look like embracing totally attainable goals that don't focus so much on an overhaul of your current life, but more so make room for slowly adapting new routines and habits that will make you feel great about yourself.

Starting small could look like making an effort to reset your sleep schedule and prioritizing having a bedtime. Or it may start with your home, beginning to organize one room at a time, first focusing on your closet and later getting to your kitchen. Still, it could be as simple as taking control of your thoughts and incorporating inspiring quotes and daily affirmations into your morning routine. In any case, the achievable resolutions below aim to relieve stress, minimize anxiety (not add to it) and improve your overall well-being.

Even if the path to reinventing yourself starts off a little rocky, you can always get back on track at any time throughout the year. Remember 2024 is your year, so treat yourself like it! Here are some examples:

- Start a gratitude journal
  - Make time for family
  - Build a better budget
  - Practice mindfulness
  - Cook something new each week
  - Read more books
  - Create a cleaning schedule you'll stick to
  - Commit to a healthier sleep routine
  - Join a club
  - Learn to love vegetables
  - Become a plant owner
  - Take the stairs
- <https://www.goodhousekeeping.com/>



## Dog Friendly Shopping

Aspen Grove stores with Dog Friendly Decal welcome you and your leashed furry shopping buddy.

When you shop with your furry pup, don't forget to share your experience and tag us when you're posting on social media. #aspengrovelovesdogs

PUPPY LOVE: February 1st through 28th. Dog and cat food donation drive to support Colorado Pet Pantry

–<https://aspengrovecenter.com>

## Free Days and Nights At The Denver Museum Of Nature & Science

Satisfy your science curiosity during our SCFD Free Days and Free Nights. No need to reserve your Free Day or Free Night ticket ahead of time online. Walk up anytime during Free Days or Free Nights and gain access to the Wildlife Halls or our permanent exhibitions. A separate ticket is required if you'd like to visit the planetarium or our brand-new Infinity Theater.

### 2024 Free Days and Nights

- Monday, Jan. 8- Free Day 9 a.m.- 5 p.m.
- Sunday, Jan. 28- Free Day 9 a.m.- 5 p.m.
- Sunday, Feb. 25- Free Day 9 a.m.- 5 p.m.
- Sunday, April 28 - Día del Niño 9 a.m.- 5 p.m.
- Tuesday, June 4- Free Night 5-9 p.m.
- Wednesday, June 19- Juneteenth 9 a.m.- 5 p.m.
- Wednesday, Aug. 21- Free Night 5-9 p.m.
- Tuesday, Sept. 10- Free Night 5-9 p.m.
- Monday, Sept. 30- Free Day 9 a.m. - 5 p.m.
- Sunday, Oct. 20- Out! at the Museum 9 a.m. - 5 p.m.
- Saturday, Nov. 2- Denver Arts Week: Night at the Museums
- Monday, Nov. 18- 9 a.m. - 5 p.m.
- Sunday, Dec. 8- 9 a.m. - 5 p.m.

—<https://www.dmns.org/visit/events-and-activities/free-days-and-free-nights/>

## Advertise in this Newsletter!

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.



**Newsletter Connections: 303-979-7499 or  
info@newsletterconnections.com**

To find ad rates and discounts, go to  
**NewsletterConnections.com** or scan QR code.

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.

## Plan For Vacation Day, January 31

National Plan for Vacation Day is an annual event that encourages people to plan and use their vacation time for the year ahead. The day aims to raise awareness about the benefits of taking regular time off from work to improve overall mental health and happiness.

*Cheers to a new year and another  
chance for us to get it right.*

—Oprah Winfrey

# NEWSLETTER CONNECTIONS

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Contact us if you are interested in placing an ad in this newsletter!

Our February deadline is January 15th.

Previously:



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# How To Travel On Snow

## Skiing

With over 30 ski areas to choose from in Colorado, there is truly terrain for every kind of skier and snowboarder. All levels and budgets can be accommodated. There are smaller slopes perfect for learning the craft, and big giant playgrounds that keep everyone in your group entertained for days.

## Cross Country Skiing

Downhill isn't the only way to enjoy skiing in the Rocky Mountains. Nordic skiing, more often referred to as cross country skiing, is fantastic across the state. There are Nordic centers near all the favorite ski towns and resorts, plus endless miles of trails in the national forests to peruse on your own accord.

## Snowshoeing

Most of the aforementioned Nordic centers in Colorado provide access to snowshoers on their multi-use trails. Many will even have snowshoe rentals available, as do many ski resorts. It's not uncommon for ski areas to allow snowshoeing on some of their cat trails (greens), or even have separate trails completely for these winter hikers.

## Snowbiking

When written as one word, snowbiking technically implies no motor. A Snowbike® is a registered trademark that's used to glide down the slopes, similar to downhill skiing. You can rent snowbikes at a few places locally, and there are even some ski resorts that allow them on their chairlifts, such as Breckenridge Ski Resort. You then ride down the mountain as you would on your skis or snowboard, except your sitting down on a Snowbike®.

## Snow Biking

When snow biking is written as two words, it implies it has a motor. These are sort of like snowmobiles and are used in a similar fashion. There are some snow biking competitions and you could use them in the backcountry (uphill, downhill, on the flats) the same as you would a snowmobile. This version is not a registered trademark and technically needs a space between them, snow bike, however, you still might see it improperly referred to as a snowbike with one word.

## Fat Biking

These are bicycles with fat tires and thick treads that are suitable for riding on packed snow. They are becoming more popular in mountain towns, and you can often see someone riding along for fun or transportation. There are even competitions held. There are some shops in select towns that will rent you a fat bike to use for a fun day off the ski slopes.

## Snowkiting

Snowkiting is very similar to kiteboarding on water. However, you'll use skis or a snowboard instead of a surfboard. It's simpler to master kiteboarding since snow supplies less friction than water. Do note that snowkiting lessons do require you already have a snow kite and harness available.

Many people attempt snowkiting on frozen lakes, such as Lake Dillon in Summit County. An advantage is that this skill can be later applied to kiteboarding on the water during the warmer, summer weather.

–<https://www.uncovercolorado.com/>

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## The National Western Stock Show & Rodeo

January 6–21, 2024, [nationalwestern.com](http://nationalwestern.com)

Celebrate Denver's rich cowtown roots with a cherished Colorado tradition since 1906. Held every January at the National Western Complex, it's the nation's premier livestock, rodeo and horse show, serving agricultural producers and consumers throughout the world. Enjoy rodeos featuring top-notch bull riders, horse shows, livestock competitions and auctions. And don't miss acres of shopping at Colorado's largest Western trade show.

### EVENT HIGHLIGHTS:

**Pro rodeo rider at National Western Stock Show in Denver, Colorado 20+ Pro Rodeos.** Bulls and broncs, cowboys and cowgirls – rodeo's top athletes from around the country roll into Denver for the first major pro rodeo of the season. Don't miss the match-up between two and four-legged athletes, from barrel racers to mutton busters. The circuit also includes fan-favorite MLK Jr African American Heritage Rodeo.

**Mexican Rodeo Extravaganza, Jan. 7, 2024.** Filled with cultural pageantry, the Mexican Rodeo Extravaganza features Mexican-style bull riding, bareback riding, trick roping and Mariachis, all choreographed by Jerry Diaz, a fourth-generation champion charro.

**Xtreme Dog Shows, Jan. 15 & 16, 2024.** Dog lovers unite for a show full of amazing tricks, aerial stunts and comedy antics, all performed by man's best friend. Meet the stars of Xtreme Dogs at the Pat & Chat following each performance. National Western's hottest family event.

**Olympics-style Horse Jumping Events, Jan 12, 2024.** The National Western Stock Show hosts two prestigious horse jumping competitions, the Grand Prix and Gambler's Choice.

These events combine show jumping technique and precision that require absolute cooperation and teamwork between horse and rider. These exciting events attract top equine athletes and riders from across the nation.

**NW Grounds Admission.** Grab your grounds admission ticket and see everything Stock Show has to offer, like acres of shopping and over 300 free events and activities. Check out the Super Bowl of livestock shows, the NW Nursery, petting farms and pony rides. Plus the Coors Western Art gallery, stock dog competitions and mutton bustin', all free with a grounds admission ticket.

## Ouray Ice Festival

Celebrating its 29th anniversary in 2024, the Ouray Ice Festival is one of the more popular winter events in Colorado, both for participants and spectators. Watch as the tiny mountain town of Ouray becomes a climbing mecca for those looking to test their skills at climbing the jagged ice walls of Ouray Ice Park.

Where: Ouray Ice Park

When: Thursday—Sunday, January 18–21

## Breckenridge International Snow Sculpture Championships

Breckenridge's International Snow Sculpture Championships is a world-renowned snow sculpting competition where teams from around the world descend on Breckenridge, Colorado to hand-carve 25-ton blocks of snow into enormous, intricate works of art. Artists are only allowed to use hand tools, creativity and inspiration to bring their ideas to life. No power tools allowed! Teams sculpt countless hours across five days (totaling around 94 hours), resulting in a temporary outdoor art gallery in historic downtown Breckenridge! Join us at the 2024 International Snow Sculpture Championships.

Sculpting Week: January 22-26

Viewing Week: January 26-31

—<https://gobreck.com>

### Need to Update Your Will?

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

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*Evening and Saturday appointments available.*

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## Free Entrance Days In The National Parks

Come experience the national parks! On six days in 2024, all National Park Service sites that charge an entrance fee will offer free admission to everyone. Mark your calendar for these entrance fee-free dates in 2024:

- January 15: Birthday of Martin Luther King, Jr.
- April 20: First day of National Park Week
- June 19: Juneteenth National Independence Day
- August 4: Anniversary Great American Outdoors Act
- September 28: National Public Lands Day
- November 11: Veterans Day

—<https://www.nps.gov/planyourvisit/fee-free-parks.htm>



## 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 [NewsletterConnections.com](http://NewsletterConnections.com).

**The Family Tree Service-** Insured tree removal- Free est.- 10% if you mention this ad- 720-201-7971

**Furnace inspection w/ CO detection - \$49.99.** Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

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

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

**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](http://www.haulit4less.com)

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

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://NewsletterConnections.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.

### I Am A Mentor Day, January 7

I Am a Mentor Day is an annual celebration that recognizes and raises awareness about the importance and impact of mentoring relationships. It encourages people to become mentors and recognize those who have made a positive impact on their lives.

### Work Harder Day, January 12

Work Harder Day is a day dedicated to encouraging individuals to push themselves to achieve their goals in a dedicated and diligent manner, with the belief that hard work is the key to success.

### Teen Services

Hire a teen from our neighborhood to help out with household chores. Teens are available for Babysitting, Pet and House Sitting, Lawn Care and Snow Removal.

To add your teen's name, please email **Newsletter Connections** at [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) and include the following information: the **neighborhood you live in**, your age, parent email and the categories you would like included. Categories: **(B)** Babysitting; **(\*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the HOA board or Newsletter Connections.

## Master Your Finances in 2024: A Quick Checklist for Financial Success

As we usher in the new year, it's crucial to take stock of our financial health and set the stage for a prosperous future. Here is a concise financial checklist to ensure you're on the right track in 2024:

1. **Review and Update Your Budget:** Assess your income, expenses, and savings goals. Make necessary adjustments to accommodate any changes in your financial situation.
2. **Evaluate and Adjust Investments:** Analyze your investment portfolio. Ensure it aligns with your risk tolerance and long-term goals. Consider consulting a qualified financial advisor to optimize your investment strategy.
3. **Use FSA Dollars and Make HSA Contributions:** If you have a high deductible health plan (HDHP), explore maximizing your health savings account (HSA) contributions. In 2024, the maximum contribution for an individual HSA is \$4,150, and the maximum for a family is \$8,300. If you are 55 or older, you can contribute an additional \$1,000.
4. **Emergency Fund Boost:** Aim to have at least three to six months' worth of living expenses in your emergency fund. It provides a financial safety net in case of unexpected events.
5. **Retirement Savings Reassessment:** Confirm you're contributing enough to meet your retirement goals. Take advantage of employer-sponsored plans and tax-advantaged accounts.
6. **Insurance Review:** Assess your insurance coverage, including health, life, and property. Adjust based on changes in your circumstances to ensure adequate protection.
7. **Debt Reduction Strategy:** Develop or refine a plan to reduce high-interest debt. Prioritize paying off debts to free up more money for saving and investing.

Remember, financial success is an ongoing process. Revisit this checklist throughout the year and adjust your financial strategy as needed. Rely on us as a resource. We are always available to assist you with deadlines or other issues. We are also happy to collaborate with your CPA, attorney, and other professionals you work with to help ensure that you are prepared for the coming year.

**Start today to help secure a brighter financial future in 2024!**



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5601 S Broadway Suite 395, Littleton, CO 80121, [www.jayfinancialgroup.com](http://www.jayfinancialgroup.com)**

This checklist was created using various sources including generative artificial intelligence output from ChatGPT. All output used in this checklist has been verified by the author/advisor.



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## BROADWAY ESTATES RECENT SALES

| Date Sold  | Address                  | List Price | Sold Price | Beds | Baths | Ttl Sq. Ft. | Parking Total |
|------------|--------------------------|------------|------------|------|-------|-------------|---------------|
| 08/01/2023 | 6667 S Lee Court SE      | \$764,900  | \$751,000  | 4    | 3     | 2,552       | 2             |
| 09/15/2023 | 6400 S Downing Street    | \$750,000  | \$735,000  | 4    | 3     | 2,678       | 2             |
| 07/07/2023 | 1508 E Caley Avenue      | \$674,900  | \$686,000  | 4    | 3     | 2,019       | 3             |
| 08/04/2023 | 6647 S Clarkson Street   | \$675,000  | \$667,500  | 4    | 3     | 2,221       | 1             |
| 08/23/2023 | 6610 S Grant Street      | \$659,000  | \$660,000  | 4    | 3     | 2,082       | 1             |
| 08/09/2023 | 6639 S Kit Carson Street | \$625,000  | \$625,000  | 4    | 2     | 2,404       | 4             |
| 07/21/2023 | 6512 S Sherman Street    | \$630,000  | \$620,000  | 5    | 3     | 2,400       | 2             |
| 07/07/2023 | 6635 S Pearl Street      | \$602,000  | \$602,000  | 3    | 2     | 2,402       | 1             |
| 11/15/2023 | 6493 S Downing Street    | \$550,000  | \$545,000  | 2    | 3     | 2,640       | 2             |
| 09/29/2023 | 6222 S Marion Way        | \$500,000  | \$545,000  | 5    | 3     | 2,566       | 2             |
| 08/21/2023 | 6618 S Bridger Street    | \$385,000  | \$385,000  | 3    | 1     | 1,663       | 0             |

Based on information from REColorado, Inc. for the period 7/1/23-12/13/23. 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.

Average Closed Price..... \$612,173

# of Homes Sold This Year..... 26

Average Days on Market..... 25

Average % of Sold Price to List Price ..... 98.57%

### 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!

### Kyla is Highly Recommended:

*"Fabulous to work with! I had the privilege of working with Kyla when my mother-in-law decided to sell her home in the Denver area and move east to be closer to us. Kyla worked tirelessly to help us! Kyla was also a source of very knowledgeable and quality services and resources. Kyla provided a list of possible services that we could use to help us with our 5 day turn around time to get the house prepared, and Kyla helped locate professionals for carpet cleaning, deep cleaning, and other things. She really went above and beyond for us. The house sold within 2 weeks. Kyla and her staff were very professional, prompt to respond to emails and texts, and overall very easy and pleasant to work with. I found Kyla to be very honest, hard working, and overall a wonderful person. I highly recommend Kyla Hammond for all of your Denver area home sales!!" ~ Kathy, Centennial, 2023*



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