

# Broadway Estates



## National Father Daughter Take A Walk Day, July 7

National Father Daughter Take a Walk Day is observed annually on July 7th. This day promotes the benefits of family bonding time between fathers and daughters as well as the benefits of physical activity.

The memories made during your time together will stay with you forever. During the summer season, there are many incredible places to walk and enjoy nature as you spend time talking, laughing, and bonding. While taking a stroll, cherish the time spent together. Your child will value the gift of the time you give no matter how old they are.

## National Parents' Day

National Parents' Day honors all parents on the fourth Sunday in July. No matter where our parents may be, this day serves to celebrate their important role in our lives.

In May we celebrated mothers, and in June we celebrated fathers. It follows that in July we can bring all our parents together and show them some appreciation all at once.

Parents play a vital role in the lives of children. From our birth, parents protect, teach, provide, and serve as role models. As part of a family, we look to them for guidance. We mirror their behavior and learn to be a core part of our communities.

July 2025

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## Helping Colorado Pollinators And Wildlife With Native Plants

Pollinators have evolved to seek and find food from plants in their environment. They focus on certain colors, flower shapes, textures, and scents to find the nectar and pollen they need. Plants native to the Rocky Mountain west are naturally more attractive and important to the survival of our local pollinators.

Garden centers offer an amazing array of plants gathered from around the world and created by plant breeding facilities. Hybrids are constantly being created to offer different colors, different shapes, and different statures. Only some of these are important to the survival of key Colorado pollinators.

Pollinators require a constant supply of food, water, and shelter throughout their lifetime. A little advance planning will ensure that your yard provides these.

One key consideration is planting a mix of native plants that flower early, in the middle of the summer, and later in the fall. This provides season-long nourishment. Many plants, including penstemons, bee balm, black-eyed Susans, and blanket flowers, are popular perennials that regenerate yearly from their root system or seeds broadcast after the flowers have faded.

The same native plants that support pollinators also feed and support our local birds and animals. Birds rely on native plants including blanket flowers, black-eyed Susans, sand cherries, choke cherries, lupines, and common yarrow for insects, nutritious seeds, and berries throughout the spring and summer nesting seasons.

Learning more about the relationship between plants and native pollinators is rewarding and environmentally valuable.

— John Ashworth, CSU Extension —  
Denver Master Gardener since 2014

## Float The Rivers And Creeks

By July, the Colorado rivers that are commonplace for tubing and kayaking have slowed down, transforming into a great spot for some lazy floating. With the summer heat at its highest throughout the low-elevation front-range urban corridor, consider heading out to Golden's Clear Creek, one of the most popular spots for tubing. Or, you can opt to cool down at Boulder Creek.

If you're intent on staying close to your Mile High residence, hit up the convenient South Platte River. If paddleboarding is more your speed, check out the Corn Lake, Island Acres, and Connected Lakes sections of James. M. Cobb Colorado River State Park.

—<https://www.uncovercolorado.com>



## Buffalo Bill Days

Dates: July 25–27, 2025

Location: Parfet Park, Golden

Buffalo Bill Days is a historic festival dating back to the 1940s, celebrating the legacy of William F “Buffalo Bill” Cody. The event features a variety of activities, including the “Best of the West” parade, live music performances, an arts and crafts festival, children’s activities, and more.

### FESTIVAL HIGHLIGHTS

**“Best of the West” Parade:** A Golden tradition for almost 50 years, the parade boasts over 70 head of horses, collectible cars, creative floats, fire and emergency vehicles, and several local performing and charitable groups. Buffalo Bill day parade in Golden.

**Muttin Bustin:** A fun event where kids get dressed up in helmets and vests and hang on to a sprinting sheep for as long as they can.

**Arts & Crafts Festival:** Featuring handcrafted goods from various vendors, offering unique items and artworks.

**Live Music:** Enjoy performances from artists like Hazel Miller, Chris Daniels & The Kings, KingPin Posse, The Fuzzheads, Red Rock Vixens, Leap Dance Studio, and Long Run – “Colorado’s Tribute to the Eagles”.

### PLAN YOUR VISIT

Festival hours are Friday: 5-10 pm, Saturday: 10 am-10 pm, and Sunday: 10 am-5 pm. Free parking options include satellite lots with free shuttles, and public transportation is encouraged.

## 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](mailto:info@newsletterconnections.com)

To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.



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## 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.

## Arapahoe County Fair

Arapahoe County celebrates its Fair the last weekend of July each year at the Arapahoe County Fairgrounds at 25690 E. Quincy Ave., Aurora, CO 80016. The Fair is an incredible value for families looking for a full day of laughter and good wholesome fun.

The first Arapahoe County Fair was held in 1906, along the banks of the South Platte River within present day Littleton. The Fair is one of Arapahoe County’s longest-standing community traditions. The County Fair has traveled to various locations including Deer Trail, Byers, Englewood and Littleton. The current location of the Arapahoe County Fairgrounds was commemorated in July of 2006, marking the 100th anniversary of the Fair.

The Fair continues to showcase the County’s agricultural and western heritage through 4-H programming, traditional agricultural activities and entertainment. For the price of your admission you can also enjoy carnival rides, daily motor sports, canine entertainment, BMX entertainment, trampoline entertainment, a petting farm and numerous other activities.

Don’t forget to shop at the food vendors or stop by and check out our commercial vendors. Enjoy a beer or wine from one of our beer, wine, and spirits tents.

### Fair Dates & Hours

TIME: 2025 Arapahoe County Fair Hours

July 24, 2025; 4 p.m.-Midnight

July 25, 2025; 11 a.m.-Midnight

July 26, 2025; 11 a.m.-Midnight

July 27, 2025; 11 a.m.-10:30 p.m.

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## Berry Trifle

8 to 10 servings; Total Time: 30 mins

### INGREDIENTS

- 1 angel food cake, cut into cubes
- 3.4 oz box instant vanilla pudding mix
- 2 cups cold milk
- 8 ounces cream cheese, at room temp
- 1 cup powdered sugar
- 8 ounces Cool Whip
- 2 pints blueberries, rinsed
- 2 pints strawberries, rinsed, hulled and sliced



### INSTRUCTIONS

In a small bowl, combine the vanilla pudding mix with the milk and whisk for two minutes; set aside.

In a large bowl, beat the cream cheese on medium speed until smooth and creamy, 2 to 3 minutes. Reduce the speed to low and gradually add the powdered sugar. Once all of the sugar is incorporated, increase the speed to medium and beat for 1 minute, or until thoroughly combined and smooth.

Add the prepared pudding to the cream cheese mixture and gently fold and stir with a rubber spatula until completely combined. Add the Cool Whip to the bowl and fold it into the mixture until no white streaks remain.

To assemble the trifle, alternate layers of angel food cake, blueberries, the pudding mixture, strawberries and so on, until you get the top. Add a final layer of the pudding mixture, then arrange the remaining strawberries and blueberries in a decorative pattern. Serve immediately or cover and refrigerate until ready to serve. This is best served within 24 hours of making it, but leftovers can be stored in the refrigerator for up to 3 days.

–<https://www.browneyedbaker.com>

## Summer Concert Series

The Littleton Museum and the Friends of the Library and Museum are delighted to welcome you to the museum front lawn for the 2025 Summer Concert Series. The concert series is free, with open lawn seating on a first come, first serve basis. Concerts take place from 6:30 - 8 p.m.

- **Wednesday, July 9, 2025: The Ninety Percent 90s.** A 3-piece acoustic cover band covering the best and worst hits from the 90s.
- **Wednesday, July 16, 2025: The ThreadBarons.** A combination of Americana, folk, classic rock, folk rock, and garage rock.
- **Wednesday, July 23, 2025: Dakota Blonde.** Acoustic folk, bluegrass, acoustic rock music, part singer/songwriter, and sometimes even Celtic.

The show goes on in the rain. In the event of extreme temperatures, strong wind, downpours, severe weather warnings, and/or lightning near the Museum may cancel or delay a show for a short time.

–<https://www.museum.littletonco.gov/Events-Programs/Summer-Concert-Series>

## Spend A Day At The Beach

Many reservoirs throughout the state include spacious beach spots perfect for sunbathing, swimming, picnics, SCUBA diving, and more. Notable ones include Cherry Creek State Park, Chatfield State Park, Lake Dillon Reservoir, and the Boulder Reservoir. Pack a picnic, bring some towels and an umbrella, and soak in some sun.

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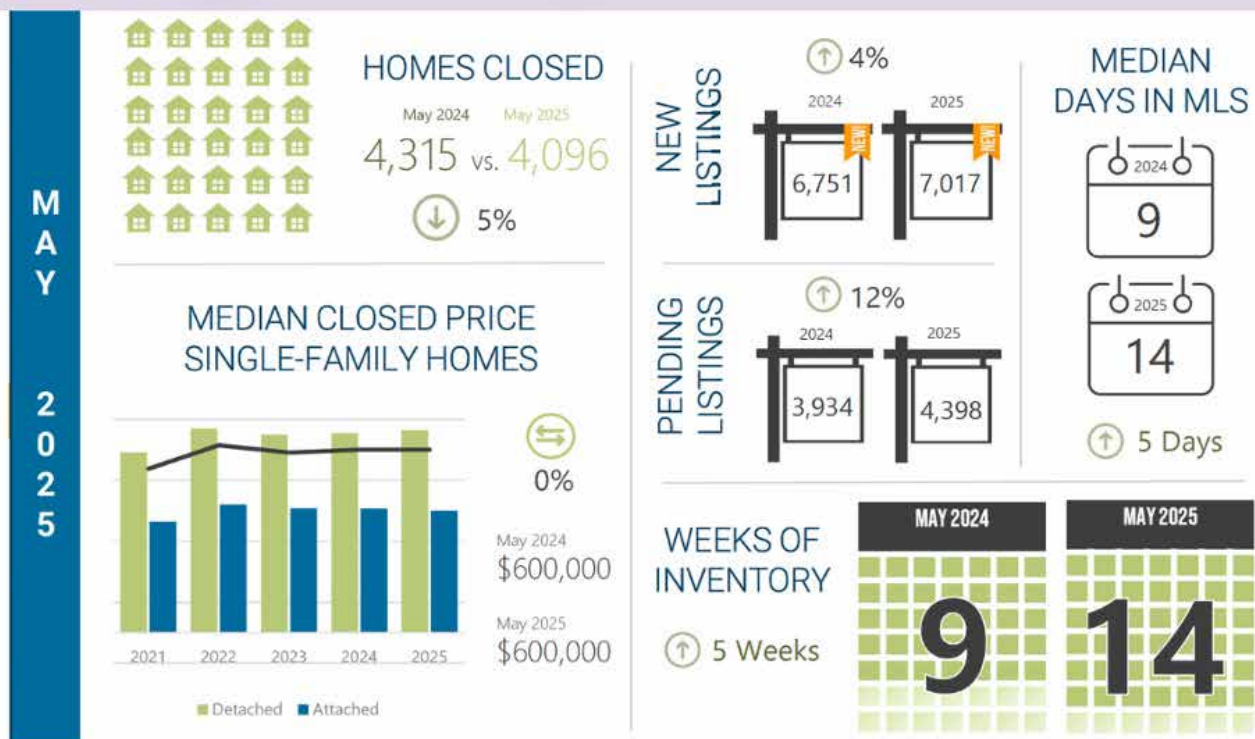
## Music At The Movies

Music at the Movies will offer free concerts followed by family-friendly movies under the stars. Join the city of Aurora's Parks, Recreation and Open Space Department and Aurora Public Library at various city of Aurora community parks for another cinematic lineup of treasured classics and new favorites. Each event will begin at 5 p.m.

- **Wed., July 9** – Country Lane Park, 10099 E. Colorado Ave.  
Music: **Animal Farm**, Movie: **IF (PG)**
- **Wed., July 23** – Mission Viejo Park, 3999 S. Mission Pkwy.  
Music: **The Man Cubs**  
Movie: **Captain America: Brave New World (PG-13)**

In May 2025, the housing market showed signs of softening with fewer homes closing and growing inventory. Closed listings declined 5%, however, the number of homes that went under contract increased 12%, showing continued buyer activity. Inventory continues to expand, giving buyers more choices: new listings were up 4%, and active listings rose 38% year-over-year.

# Market UPDATE



**Kyla Hammond**  
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720.431.1239  
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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.

*In the summer, the days were long, stretching into each other.  
Out of school, everything was on pause  
and yet happening at the same time,  
this collection of weeks when anything was possible.*  
—Sarah Dessen

*Rest is not idleness, and to lie sometimes on  
the grass under trees on a summer's day,  
listening to the murmur of the water,  
or watching the clouds float across the sky,  
is by no means a waste of time.*

—John Lubbock

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## BROADWAY ESTATES RECENT SALES

Date Sold	Address	Original List Price	Current Price	Beds	Baths	Ttl Sq. Ft.
4/23/25	6537 S Lee Court	\$675,000.00	\$702,000.00	5	3	2,356
4/8/25	1394 E Panama Drive	\$645,000.00	\$656,000.00	4	4	3,200
5/16/25	6576 S Lincoln Street	\$649,900.00	\$655,000.00	5	3	2,352
4/28/25	6559 S Lincoln Street	\$650,000.00	\$635,000.00	4	3	2,976
6/5/25	6676 S Kit Carson Street	\$625,000.00	\$622,000.00	5	3	2,328
5/28/25	6587 S Clarkson Street	\$610,000.00	\$610,000.00	4	2	2,376
4/29/25	6642 S Bridger Court	\$650,000.00	\$600,000.00	5	3	2,352
3/28/25	1501 E Caley Avenue	\$575,000.00	\$590,000.00	4	3	2,687
3/28/25	1501 E Panama Drive	\$525,000.00	\$552,000.00	3	1	2,130
3/31/25	6637 S Penrose Court		\$550,000.00	4	3	2,508
4/17/25	6620 S Downing Street	\$579,900.00	\$520,000.00	4	2	2,376
6/3/25	6552 S Pearl Street	\$525,000.00	\$502,000.00	5	3	2,552
4/11/25	215 E Panama Drive	\$485,000.00	\$425,000.00	0	0	2,376

Based on information from REColorado, Inc. for the period 3/1/25-6/18/25. 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:..... \$604,038

# of Homes Sold this year:..... 20

Average Days on Market:..... 28

Average % of Sold Price to List Price:..... 97.78%

### Award-Winning Realtor:

*Kyla Hammond is a top producing Realtor in South Suburban Denver. She is ranked as the #4 agent out of 800 agents at Your Castle Real Estate and ranks in the top 5% of all agents in the Denver area. 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!

*"We needed to move quickly and I didn't want to invest money into my house for all the upgrades it needed. Sadly there were so many. Kyla stepped in like Wonder Woman and set up showings and it sold in one day. 9 offers! Kyla's compassion and kindness was beyond my expectations. I have never experienced such profound knowledge of the process. It went so easy, so quickly! So professional in every aspect. Kyla's team was also so easy to work with and communicate with. I can't recommend her more. Thank you so much for everything. You will not be disappointed working with Kyla." ~Lisa, Littleton, 2025*



**720.431.1239**

KylaHammondRealty@gmail.com

KylaHammond.com

