

## A banner image consisting of two photographs. The left photograph shows a large, three-dimensional sign spelling 'SOUTH GLENN' in dark, block letters, set against a backdrop of tall, thin reeds and colorful flowers. The right photograph shows a blue and white sign for 'Ben Franklin Pool', featuring the South Glenn County logo and the address '1400'.

*Exceptional Service, Value & Trust*

## Train Rides In Colorado

Trains may seem old fashioned, but there's a reason they've held travelers' fascination since the 1800s. Take a step into the past and board one of Colorado's scenic train rides to see sights only reachable by rail. Carve through mountain gorges and find yourself hugging jagged cliffs on narrow gauge rails or traversing the banks of crystal-blue rivers and passing rushing waterfalls. These rails make exploring some of the state's most remote and untouched terrain accessible to all.

### ROYAL GORGE ROUTE RAILROAD

#### Start & End Point: Cañon City

The Royal Gorge Route Railroad whisks you along the curves of the Arkansas River and past the 1,000-foot-high granite walls of the canyon the railway is named for. Book a Vista Dome seat for spectacular views out of the curved glass roof and enjoy a gourmet meal in first class accompanied by a well-curated wine, brew and cocktail list. The train's regular schedule runs year-round.

### LEADVILLE, COLORADO & SOUTHERN RAILROAD

#### Start & End Points: Leadville and Climax

The Leadville, Colorado & Southern Railroad boasts the ideal route for seeing Colorado's vibrant wildflowers as it navigates hairpin turns along the upper Arkansas River Valley. Keep an eye out for Mount Elbert and Mount Massive, the state's two tallest peaks, as you listen to stories about Leadville's colorful mining past on this 2.5-hour round-trip journey. The train's summer schedule runs from late May to early October.

### GEORGETOWN LOOP RAILROAD

#### Start & End Points: Silver Plume and Georgetown

Connecting the mining towns of Georgetown and Silver Plume, the Georgetown Loop Railroad was an engineering marvel of the 1800s. This short and sweet 2-mile stretch of track just three feet in width traverses through the steep and narrow canyon, corkscrewing through craggy rock walls and gaining more than 600 feet in elevation on four bridges. The railroad was one of Colorado's first tourist attractions, and remains a must-see destination for those seeking a taste of history, beautiful sights and breathtaking thrills. The Georgetown Loop's regular season runs April through October, but check their site for special winter holiday trains.

### DURANGO & SILVERTON

#### NARROW GAUGE RAILROAD

Voted the No. 1 train in the country by USA Today readers in 2021 and 2022, this 1880s coal-fired, steam-powered locomotive runs 200 feet above the blue-green waters of the Animas River. As the Durango Train snakes along the river's banks and high canyon walls, expect views of majestic peaks, rushing waterfalls and remote natural areas like the Animas Gorge and San Juan National Forest. The 9.25-hour train ride includes a two-hour stop in the town of Silverton, or opt for the express ride at 5.25 hours if you're short on time. The train's regular season runs year-round.

## 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.



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.

## 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 or phone number 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.

### THE BROADMOOR MANITOU AND PIKES PEAK COG RAILWAY

The Broadmoor Manitou and Pikes Peak Cog Railway — the world's highest cog railway — is easily one of the most famous Colorado train rides, with its apex at the 14,107-foot summit of Pikes Peak. Your conductor narrates the 9-mile journey with fun tidbits on area history and local lore, while you soak up views of sweeping plains and the Continental Divide. After snapping pics at the top of this Colorado fourteener, make sure you try a high-altitude doughnut at the Summit House, located in the Summit Visitor Center. The cherry-red railcars keep a year-round schedule but check for weather closures.

### CRIPPLE CREEK & VICTOR NARROW GAUGE RAILROAD

#### Start & End Points: Cripple Creek and Victor

Clamber onto the open-air cars of the Cripple Creek & Victor Narrow Gauge Railroad, pulled by a 15-ton "iron horse" of a locomotive. Several stops along the route of this family-owned railroad provide views and photo ops of Pikes Peak and old mining camps, as well as the opportunity to hear the train whistle ricochet off the walls of Echo Valley. The 45-minute ride is fully narrated, with the conductor sharing wonderful facts about the history and scenery around Cripple Creek. The train's regular schedule runs rain or shine, from late May to early October.

—<https://www.colorado.com>

## Littleton Museum Summer Concert Series

Wednesdays in July, 6:30 - 8:00 p.m., Littleton Museum Front Lawn, Open lawn seating (first come, first served)

The Littleton Museum and the Friends of the Library and Museum are delighted to welcome you to the museum front lawn for our free Summer Concert Series!

### CONCERT LINEUP

- Wednesday, July 1, 2026 – No Concert (We skip the week of Independence Day)
- Wednesday, July 8, 2026: Slopeside: Alternative Rock, Pop, with a mix of Blues and Country flavor.
- Wednesday, July 15, 2026: The ThreadBarons: Combination of Americana, folk, classic rock, folk rock, and garage rock.
- Wednesday, July 22, 2026: Dakota Blonde: Acoustic folk, bluegrass, acoustic rock music, part singer/songwriter, and sometimes even Celtic.

### FOOD & DRINK

- Bring your own picnic and enjoy the lawn!
- Delivery allowed – use 6028 S Gallup St as the address.
- Note: Alcohol is not permitted on city property.

### SHADE & SEATING

- No large pop-up tents, please.
- If using an umbrella, sit toward the back to avoid blocking views.

### PETS

- Well-controlled pets on short leashes are welcome.

### KIDS' DANCE ZONE

- Located to the left of the stage (as you face it).
- A fun, safe space for little ones to dance & move freely.

### WEATHER POLICY

- Concerts continue in light rain.
- Severe weather warnings, hail forecasts, lightning, or heavy storms may delay or cancel the show.

### PARKING

- Parking is available in the Littleton Museum lot, at the Bemis Library across the street, and along nearby residential streets.
- Please avoid parking in areas marked “No Parking.”

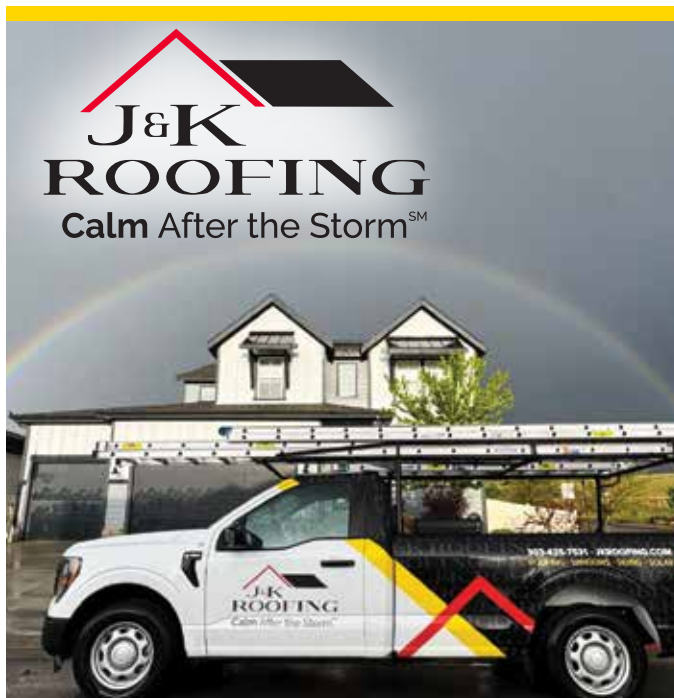
### ACCESSIBILITY

- Please note that the music is loud near the stage, to be clearly audible for audience members sitting further back.
- Ask the staff member at the bathroom door entrance if you would like to check out a Sensory Needs Backpack. These are free and on a first-come, first-served basis. An ID is required as a deposit. Backpacks are available for both children and adults, and include sunglasses, fidget toys, communication cards, weighted lap pads, and noise-reducing headphones.

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

*May we think of freedom not as the right to do as we please,  
but as the opportunity to do what is right.*

–Peter Marshall



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## YOU ARE INVITED TO “MONEY 101”!

Join us for a complimentary educational dinner.

This workshop will help you grow & protect your money for:

- College Funding
- Retirement Planning
- Tax Reduction
- Simple Wealth Accumulation

**July 14th, 6:30 pm in Southwest Littleton  
(C-470 and Kipling)**

Call/text host Kristy Monroe at 720-248-7080 or [kristy@monroefinancialteam.com](mailto:kristy@monroefinancialteam.com) to reserve your spot!

Bring a friend... You are our guest!



## The 2026 Dancing In The Streets Summer Concert Series

Don't miss these FREE, high-energy shows at The Streets at SouthGlenn — featuring top local and regional bands. With food options in and around Commons Park, it's the perfect night out—bring your family and friends!

July 8th Hazel Miller & The Collective

July 22nd The Long Run

Aug. 12th Last Men on Earth

Aug. 26th Top Shelf

Explore the full lineup at [shopsouthglenn.com/summer](https://shopsouthglenn.com/summer)

### 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](http://www.denverwills.com)

## Father Daughter Take A Walk Day: July 7th

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.

## Tiny Town

Conifer, CO

A truly unique attraction, Tiny Town is a collection of over one hundred homemade miniature buildings forming a small mountain town. The buildings are built at a 1/6 scale, so children and adults feel like giants while wandering through the town. Besides the buildings, there is also a 15 in. gauge miniature railroad that visitors can ride throughout the park. The track is just over half a mile in length, and a trip on one of the steam-powered trains grants visitors exclusive access to parts of Tiny Town that can't be seen from the sidewalk.

## SOUTH DENVER METRO MARKET UPDATE



The May South Metro Denver real estate stats are out, and it's looking like the market is staying pretty stable as the year progresses. Closed listings are down 2.7% from May 2025, and more importantly, active listings are down 8.2% compared to this time last year. That should be a windfall for sellers, BUT.....rates have crept up, keeping more buyers out of the market, and causing buyers who are going forward to be very picky about the houses they are buying. That means that homes that are totally and recently updated are selling quickly and at high prices. However, homes that need work are staying on the market longer because buyers don't have the extra reserves to tackle an older HVAC system, let alone money to remodel a dated kitchen. So even though we have lower inventory, homes are staying on the market slightly longer than last year because we have fewer buyers willing or able to go forward due the rates, the economy, and overall financial confidence.

**Kyla Hammond**  
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*Exceptional Service, Value & Trust*

## 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).

**Curtis Construction. Free Estimates!** Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

**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)

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.**

**Grass or Corn fed beef for sale** - farm fresh, all natural, straight from our CO ranch to your table. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call/text 719-349-0679 to go over pricing and how to place your order. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

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

**TH Consulting. Providing handyman services and GUTTER CLEANING.** Please call Trent 720-226-5586.

**The Family Tree Service-** Insured safety trim, tree removal, and stump grinding- Free estimate. **Mention ad for 10% off- 720-201-7971**

**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.

## Be Someone Day

On July 21, National Be Someone Day challenges each of us to take ten seconds to make a difference in a child's life.

What can you do in ten seconds? We can shift gears or water a plant. We can hear or tell a bad joke. In ten seconds, we can change our minds, and after doing so, say a prayer of thanks. When we walk into a room, in that time, we can register the pain in someone's eyes and begin to provide comfort. We can praise and honor someone who deserves it.

*We're blessed with the opportunity to stand for something, for liberty and fairness. And these are things worth fighting for, worth devoting our lives to.*

**—Ronald Reagan**

*America was not built on fear.*

*America was built on courage, on imagination and an unbeatable determination to do the job at hand.*

**—Harry S. Truman**

## Grow Your Business This Summer! Connect Directly with Your Neighbors!



**303-979-7499**

**NEWSLETTER CONNECTIONS**

**Our August Deadline  
is July 15th.**

*Locally owned and operated.*

[info@newsletterconnections.com](mailto:info@newsletterconnections.com)  
[NewsletterConnections.com](http://NewsletterConnections.com)

- **Highly Targeted & Zero Waste:** Your ad reaches the specific households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.
- **The Trust Factor:** Local print publications are valued sources of community news and events. Aligning your business with this trusted medium instantly boosts your own credibility and reputation.
- **Higher Engagement & Memorability:** Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.
- **You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.

## BROADWAY ESTATES RECENT SALES

| Address                  | Date Sold | Original List Price | Sold Price     | Beds | Baths | Ttl Sq. Ft. |
|--------------------------|-----------|---------------------|----------------|------|-------|-------------|
| 1750 E Noble Place       | 3/18/26   | \$1,250,000.00      | \$1,250,000.00 | 6    | 6     | 4,374       |
| 6536 S Kit Carson Street | 6/5/26    | \$729,500.00        | \$780,000.00   | 5    | 3     | 3,002       |
| 6401 S Marion Street     | 5/5/26    | \$798,000.00        | \$780,000.00   | 5    | 3     | 3,800       |
| 6579 S Lincoln Street    | 5/11/26   | \$729,500.00        | \$755,000.00   | 5    | 3     | 2,884       |
| 6552 S Pearl Street      | 4/24/26   | \$750,000.00        | \$725,000.00   | 5    | 3     | 2,552       |
| 6648 S Wellington Court  | 5/4/26    | \$670,000.00        | \$670,000.00   | 5    | 2     | 2,376       |
| 6582 S Sherman Street    | 3/27/26   | \$650,000.00        | \$650,000.00   | 5    | 2     | 2,376       |
| 6657 S Lee Court         | 5/19/26   | \$625,000.00        | \$635,000.00   | 5    | 2     | 2,376       |
| 6581 S High Street       | 3/31/26   | \$620,000.00        | \$630,000.00   | 4    | 3     | 3,085       |
| 40 E Weaver Place        | 5/22/26   | \$650,000.00        | \$600,000.00   | 5    | 2     | 2,376       |
| 6532 S Sherman Street    | 3/4/26    | \$585,000.00        | \$585,000.00   | 4    | 2     | 2,352       |
| 6663 S Washington Street | 6/5/26    | \$550,000.00        | \$560,000.00   | 4    | 2     | 2,151       |
| 6524 S Franklin Street   | 6/12/26   | \$550,000.00        | \$535,000.00   | 3    | 2     | 3,172       |
| 6604 S Lee Court         | 6/8/26    | \$519,999.00        | \$525,000.00   | 4    | 2     | 2,376       |
| 6640 S Williams Circle   | 4/24/26   | \$495,000.00        | \$501,000.00   | 3    | 2     | 1,256       |
| 6691 S Wellington Court  | 3/31/26   | \$475,000.00        | \$485,000.00   | 4    | 2     | 2,184       |

Based on information from REColorado, Inc. for the period 3/1/26-6/15/26. 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: .....\$665,575

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

Average Days on Market: .....18

Average % of Sold Price to List Price: .....99%

### Award-Winning Realtor:

*Kyla Hammond is a top producing Realtor in South Suburban Denver. She is ranked as the #7 agent out of 750 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!

*"If you are looking to buy or sell property, we highly recommend Kyla Hammond at Your Castle Real Estate. She was knowledgeable, responsive, and on top of every detail throughout the entire selling process. She made the experience smooth and stress-free, and we couldn't be happier with the outcome. We highly recommend Kyla to anyone looking to buy or sell a home. Her dedication, market knowledge, and commitment to her clients truly set her apart."*

~ Erica, Centennial, 2026



**Kyla Hammond**  
REALTOR® YOUR CASTLE  
REAL ESTATE

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