

# Broadway Estates



## Denver Restaurant Week

For two decades, VISIT DENVER's Denver Restaurant Week has been serving up a much-anticipated experience for locals and visitors alike to celebrate the city's thriving culinary scene with restaurants now helmed by Michelin-starred and James Beard Award-winning chefs.

**Back for our 20th Anniversary!** It's the perfect chance to try out new spots where restaurants offer special menus over the 10-day, two-weekend format. You'll find every type of cuisine such as Colorado grass-fed beef and lamb, international fusions, fresh seafood that's flown in daily, and innovative vegetarian options, spiced up with local ingredients like the famous green chile.

**Price Points:** There are four price points this year (with both to-go and in-person options): \$25, \$35, \$45 and \$55 for multi-course meals. The tiered pricing structure allows restaurants to provide great deals for diners and a robust representation of Denver's increasingly renowned culinary offerings.

VISIT DENVER's program was originally created to showcase the city's dining scene to local residents over a traditionally slow time of year for the restaurant industry. In its inaugural year, the program had 83 participating restaurants. In 2023, more than 200 restaurants signed up.

Tables fill up fast during Denver Restaurant Week. Diners are encouraged to make a reservation, try some earlier or later seatings or even Monday, Tuesday or Wednesday options. It's also important to remember to cancel any reservations you don't plan on using so other diners can use it. The delicious menus these restaurants have prepared are also great deals. Be sure to tip your servers generously.

—<https://denverrestaurantweek.com>

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## 5 Ways To Give Back During Spring Break

Spring break is a good time to vacation or binge-watch Netflix, but it's also a great time to give back to your community. Here are just a few ways you can volunteer your time during spring break.

For many students, spring break is about relaxing, partying, or catching up with friends. For others, it's a good time to help out their communities. If you are passionate about helping others but aren't quite sure where to find volunteer opportunities, start locally. Here are just a few places where you can spend time giving back this spring break.

**1. Soup kitchen/homeless shelter.** Your local homeless shelter can always use people to help prep meals, serve food, and organize supplies. Although you could donate money or clothing without actually going to a shelter, the experience of helping others directly can be very positive and humbling.

**2. Animal shelter.** If you love puppies and kittens (and honestly, who doesn't?), then you should call your local animal shelter. Many locations ask volunteers to walk the dogs for exercise, help groom the pets to prepare them for adoption, and provide customer service to visitors. Some locations will even allow volunteers to play with the animals to teach them how to socialize well.

**3. Hospital.** If you are passionate about helping people and have an interest in the medical field, then a hospital would be a great opportunity for you. This is also a good choice for volunteering because there are so many things you can do. If you like working with kids, there is the pediatric unit; if you like a fast-paced environment, then you might enjoy the ER. Contact your local hospital to inquire about volunteer opportunities that match your skills and interests.

**4. Coaching.** If you're a sports buff who also likes to work with kids, then you could volunteer to help with a team. No matter the sport, children's teams are always in need of coaches or people to help at practices. It's often hard for parents to volunteer for their children's teams due to work and other responsibilities. So both the kids and the parents would appreciate your help. Local YMCA or Boys and Girls Club are good places to investigate.

**5. Tutoring.** While you're on spring break, there's a good chance the children in your town are on break too. With a whole week off from school, it's easy for them to forget what they just learned (the same goes for college students!). If you happen to be skilled in a certain subject, then you should consider tutoring. You could help children or fellow college students understand any tricky subjects

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## Give Back During Spring Break,

*continued from front page*

that they're struggling with. Contact the career services office or a local community center to ask about tutoring opportunities. You could also offer to help kids with homework or read to a class if school is in session that week.

**Extra option: volunteering abroad.** If you're feeling adventurous and have money saved up, then you should consider volunteering abroad! There are many volunteer opportunities available around the world, such as teaching English, helping with environmental projects, and providing care to children. Some common places to volunteer abroad are Costa Rica, Kenya, India, and Italy. Of course, you can find volunteer opportunities anywhere, including around the United States through Alternative Spring Break. Programs can be found online or through your college. The cost could be included in the price of your tuition, or special scholarships may be available.

–<https://www.collegeexpress.com>

### 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.

## 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** or scan QR code.

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## Puppy Day

Observed each year on March 23rd, National Puppy Day celebrates the unconditional love and affection puppies bring to our lives. Their cuddles and wiggles make us smile and without a doubt, there are squeals of delight when there are puppies around!

The day also brings awareness to the need for care of and homes for orphaned pups as well as to educate people about the horrors of puppy mills across the country. Puppies are a big responsibility. Be sure to consider everything involved and adopt from a shelter. The puppies there need love and a home just as much as any other and they grow into loyal pets, too!

# NEWSLETTER CONNECTIONS

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Our April deadline is March 15th.

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# March Garden Calendar

**Plant:** Indoors, after March 15th, start seeds under grow lights. Perennials like lupine and delphinium and annuals like cardinal vine, hyacinth bean vine, marigolds, zinnia, nasturtium and many more.

As soon as ground can be worked, till in 1” to 2” of composted cotton burrs or aged manure into your vegetable garden.

Mid-March plant peas and sweet peas directly in the garden, soak the seeds overnight. Lettuce can be planted next, then radishes. Fall-bearing raspberries can be planted mid-March. Some varieties are: Heritage, Fall Gold, Fall Red, September, Pathfinder or Trailblazer.

Garden centers will have small bare root trees and shrubs and bare-root roses on sale to tempt and tantalize you. Go ahead and succumb. These can be planted from now through April. If you’re planting in March look for a time when we have predictions of three or four mild, pleasant days. Soak the roots overnight in a bucket to give plants a good start.

Late March fertilize evergreens and deciduous trees.

**Lawn:** Core aerate the lawn or have it done by a qualified lawn service. Aeration can be done anytime during the growing season, but to get your lawn off to a good start do it in March. Before aeration make sure the soil is moist to get 3” plugs. Leave plugs on the lawn. If you had crabgrass problems last year apply a pre-emergent herbicide. However, once you’ve applied a pre-emergent you won’t be able to put down grass seed. The herbicide will block the seed from taking root.

**Tools:** Get your lawn mower ready. Clean and sharpen the blade, drain gas and oil, and replace the sparkplug. If your hand tools weren’t cleaned last fall, do it now.

–By Eileen Tully, Colorado Master Gardener

*Spring is nature’s way of saying, ‘Let’s party!’*

–Robin Williams



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## Current Housing Market

The 2024 market is looking promising! January was off to a strong start and although the numbers haven't changed that much, and the mortgage rates have not gone down as we hoped, it was a solid start to the year. I would say this market is solid, steady, and slower.

A few things to note in Arapahoe County: we had fewer active listings this year than in January 2023, but more pending listings. The number of closed homes was down a bit, and homes are selling an average of 1.2% under the asking price. The average closed price is just about the same. While that's an average, so it's not true in every neighborhood, it is a good indication of the overall health of the Denver Metro market

in Arapahoe County. Buyers are getting used to the higher mortgage rates, and accepting what that means for their buying power. Anecdotally, buyers are also being more picky about what they will pay for a home, and what they will accept in a home in terms of cosmetic updating needed and inspection items. Sellers will benefit in putting more effort in preparing their homes before they list, pricing reasonably, and being ready to tackle more inspection items than previous years. Those who are still waiting to make a move until "the rates go back down" may be waiting a long time. Those who are moving forward are finding a fairly reasonable market to navigate.



**Kyla Hammond**  
720.431.1239



# Arapahoe County Market Update

January

	2023	2024	+/-
<b>Active Listings</b>	<b>1,113</b>	<b>957</b>	<b>-14.0%</b>
<b>Pending Listings</b>	<b>663</b>	<b>689</b>	<b>+3.9%</b>
<b>New Listings</b>	<b>546</b>	<b>694</b>	<b>+27.1%</b>
<b>Closed Listings</b>	<b>451</b>	<b>432</b>	<b>-4.2%</b>
<b>Days in MLS</b>	<b>45</b>	<b>41</b>	<b>-8.9%</b>
<b>Median Closed Price</b>	<b>\$477,000</b>	<b>\$510,000</b>	<b>+6.9%</b>
<b>Average Closed Price</b>	<b>\$572,590</b>	<b>\$573,317</b>	<b>+0.1%</b>
<b>% of Closed Price to List Price</b>	<b>98.3%</b>	<b>98.8%</b>	<b>+0.5%</b>

Source: Based on information from REcolorado®, Inc. for the period 1/1/23 - 1/31/23 vs. 1/1/24 - 1/31/24. 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 it in any way responsible for its accuracy. If your home is currently listed with another agent, please disregard this notice as it is not our intention to solicit other broker's listings.

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**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)

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**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)

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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.

## Insecticides Used To Control Emerald Ash Borer

### Quick Facts....

- Emerald ash borer wounds ash trees by tunneling areas under the bark. When wounds become extensive, trees show symptoms of decline and, ultimately, are usually killed.
- Several types of insecticide applications can control emerald ash borer.
- Emerald ash borer insecticides move systemically in plants and are typically applied as either soil drenches, trunk sprays or direct injections into the trunk, depending on product.
- Insecticides can prevent new injuries by emerald ash borer and if damage to the tree caused by the insect is not too advanced, trees can recover when insecticides are used.
- Emerald ash borer (EAB) is a beetle that attacks, and can ultimately kill, ash trees (*Fraxinus* species). This includes species of trees that are very commonly planted in Colorado, particularly green ash and white ash, including the popular cultivar 'Autumn Purple'.
- Trees are damaged when the immature stage of the insect, known as a flatheaded borer, develops in the living tissues (cambium) present just under the bark. The tunneling by the insect reduces the ability of the tree to move water and nutrients, producing a progressive weakening of the plant. As the number of these wounds increase over time effects on tree growth become more apparent. Damage usually begins at the top of the tree, and this may result in a thinning of the leaf canopy, as smaller leaves are produced. Twigs and branches may die and in later stages of an infestation the insect may be found in high numbers in the main trunk.
- Once emerald ash borer has begun to infest a tree the injury it causes will increase over time so that the tree will ultimately be killed, unless treated with insecticides. The length of time it will take from the day a tree is first colonized by emerald ash borer until it will die will normally take several years, but the speed of tree decline will depend on many factors. These include the original health of the tree, weather, and the number of emerald ash borers developing in nearby trees.

### Insecticides Used to Control Emerald Ash Borer

Individual trees can be protected from emerald ash borer using certain insecticides. These insecticides can be used preventively, applied when the insect is first detected near the neighborhood. Most of the emerald ash borer insecticides can also be used effectively a couple of years after emerald ash borer has first colonized a tree, when populations of the insect are still low and tree damage is minimal. One of the insecticides, emamectin benzoate, has been demonstrated to often allow tree recovery as a "rescue treatment" even when emerald ash borer injuries have begun to produce as much as a 30 percent reduction visible thinning of the leaf canopy of the ash tree.

Emerald ash borer is controlled by the use of certain systemic-types of insecticides that can be taken into the tree in some manner and will then move to areas where it can kill adults (leaves) or the flatheaded borer larvae (cambium). This is a different approach than is used for many other wood boring insects. Most wood borers, and bark beetles, are controlled using preventive insecticide sprays applied to the bark that kill the insects after egg hatch before they enter the tree (Fact Sheet 5.530, Shade Tree Borers). Emerald ash borer is not effectively controlled in this manner, but certain systemic insecticides can be very effective that kill either the adults as they feed on leaves and/or the developing larvae underneath the bark.

There are four active ingredients used to control emerald ash borer: imidacloprid, dinotefuran, emamectin benzoate, and azadirachtin. For more information visit <https://extension.colostate.edu/topic-areas/insects/insecticides-used-to-control-emerald-ash-borer-on-residential-shade-trees-5-626/>

—W.S. Cranshaw

## Spring Forward!

Daylight saving time begins on Sunday, March 10, at 2 a.m., when people will move their clocks an hour ahead, or "spring forward," creating an extra hour of daylight in the evening and cutting morning light short by an hour.

## BROADWAY ESTATES RECENT SALES

Date Sold	Address	List Price	Sold Price	Beds	Baths	Ttl Sq. Ft.	Parking Total
8/1/23	6667 S Lee Court SE	\$764,900	\$751,000	4	3	2,552	2
9/15/23	6400 S Downing Street	\$775,000	\$735,000	4	3	2,740	2
7/7/23	1508 E Caley Avenue	\$674,900	\$686,000	4	3	2,381	3
2/12/24	6460 S Downing Street	\$675,000	\$675,000	4	3	2,106	1
8/4/23	6647 S Clarkson Street	\$700,000	\$667,500	4	3	2,221	1
8/23/23	6610 S Grant Street	\$699,000	\$660,000	4	3	2,332	1
8/9/23	6639 S Kit Carson Street	\$625,000	\$625,000	4	2	2,404	4
7/21/23	6512 S Sherman Street	\$630,000	\$620,000	5	3	2,552	2
7/7/23	6635 S Pearl Street	\$602,000	\$602,000	3	2	2,464	1
11/15/23	6493 S Downing Street	\$550,000	\$545,000	2	3	2,748	2
9/29/23	6222 S Marion Way	\$500,000	\$545,000	5	3	2,566	2
8/21/23	6618 S Bridger Street	\$385,000	\$385,000	3	1	2,376	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: ..... \$675,000

# of Homes Sold this year: ..... 1

Average Days on Market: ..... 1

Average % of Sold Price to List Price: ..... 100%

### 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!

### “Hiring Kyla Hammond was the best decision we made, and we are thrilled to give her our highest recommendation!”

We needed to sell our 100+ year old home. After interviewing several realtors, we hired Kyla Hammond. We were a little nervous because, due to rising interest rates, it was no longer a sure thing that we'd be able to sell our home quickly and for a good price. Kyla gave us her advice and after discussions, we agreed on a reasonable initial offering. We left Denver before our home hit the market, leaving Kyla to organize the cleaning, staging, photography, and other pre-sale issues which she handled perfectly. She was in constant communication with us at all stages. The day our listing went live, we had over a dozen showings scheduled and by the end of the day, we had three offers with even more viewings scheduled. The next day, we accepted an offer for \$35k over our asking price. Kyla guided us through the selling process, and we ended up closing only 3 weeks after listing with minimal concessions.” ~ Deb and Dennis, Denver



720.431.1239

KylaHammondRealty@gmail.com

KylaHammond.com

