

Broadway Estates



Local Educational Field Trips For All Ages

Denver Museum of Nature & Science

At this institute, you'll have a chance to learn more about minerals, mummies, robots and space travel. The fascinating museum has hands-on 2.5-3 hour classes, which range from a med lab to super animal adaptations. It prides itself for its remarkable planetarium and themed tours set up per grade level.

Molly Brown House

Majoring in women's studies? Swing by the Molly Brown House in Denver. She was a famous figure, Titanic survivor, philanthropist and political activist. Housed in a Victorian mansion in the Capitol Hill neighborhood, the home is charming on its own and packed with relics. Learn about women's rights, architecture and the history of mining.

Working Factory Tours

Made in Colorado means high quality stuff! Some companies provide free guided tours of their working factories. Want to learn more about money? Tour the **U.S. Mint** in Downtown Denver. It presses millions of coins every day! Tea lovers should definitely stop by **Celestial Seasonings** factory in Boulder for an informative and nose-opening tour. It smells very minty in the peppermint room! Go during the weekday for the best look at the live working factory. Young kids shouldn't miss **Hammond's Candies**, also in Denver. Watch them making their historic candy and get a free cane at the end.

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Trip Ideas For An Epic Spring Break Right Here In Colorado

Spring break in Colorado is a dream come true for outdoor enthusiasts, adventure seekers, and anyone looking to immerse themselves in the natural beauty of the Rocky Mountains. Whether your family craves adrenaline-pumping activities or serene moments in nature, there's something for everyone to enjoy.

Experience Rocky Mountain National Park

Rocky Mountain National Park is a must. Spring in the Rockies is the best of both worlds: the mountains are still capped in snow, wildflowers have begun to peep through the snow, and the weather is getting warmer, but the crowds still have yet to arrive.

When you take your family to Rocky, they'll gain a profound appreciation for nature. RMNP is home to some of the most epic scenery in the country, from meadows found in the montane zone to glistening alpine lakes and up to the towering mountain peaks. The park offers plenty of sightseeing, easy hikes for little ones, longer and more difficult hikes for experienced outdoorsmen, and of course, plenty of places to picnic.

If you're looking to spend multiple days exploring the park, check out accommodations in Estes Park, the quirky town that neighbors the park, for easy access.

All Things Pike's Peak

Just an hour South of Denver is the famous Pike's Peak, the highest summit in Colorado's Front Range, featuring the highest road in North America. The Pike's Peak region is full of natural wonders that can easily keep any spring breaker occupied. Pike's Peak itself is of course unmissable. While the road to the top doesn't open until Memorial Day weekend, the Pike's Peak Cog Railway runs year-round – just make sure to pack extra layers. This old timey train is tons of fun for all ages and offers spectacular 360-degree views.

On the way to Pike's Peak, you'll pass through the adorable vacation town of Manitou Springs, which could easily keep anyone occupied for a few days. The town is home to an extensive, fully operational penny arcade, dozens of art galleries and exhibits, and eight natural springs you can drink straight from, hence the town's name. For visitors looking for a challenge, the Manitou Incline is a hike up 2,744 steps at an incline of up to 68 percent. It's not for everyone, but if you're up for it, the views won't disappoint.

The area is also home to Garden of the Gods, an absolutely stunning natural landmark made up of unique red rock formations with a rich geologic history. It's worth at least driving through and walking around the accessible and scenic trails.



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Spring Break, *continued from front page*

Mining Towns Road Trip

Colorado's gold rush started back in 1859, and it's legacy lives on today in the form of preserved mines and historic mountain towns up and down the Colorado Rockies. Spend your week or a couple of days back in the 1800s on this unique and scenic road trip.

Start your journey just half an hour from Denver in Central City, a charming town that came to be known during the Colorado Gold Rush as the "richest square mile on earth." Central City still has many of the original buildings, architecture, gold mines, and Old-West cemeteries intact. History buffs and mining enthusiasts can take a tour of the Coeur D'Alene or Hideo mines, and your kids will love panning for gold there.

Just twelve scenic miles from Central City is Idaho Springs, home to the Argo Mill and Tunnel, an old mill that was instrumental in ore processing and transportation to the Denver Mint which you can still tour today. The town offers endless charm and a great environment to spend an afternoon.

Next, head to Georgetown and ride the Georgetown Railroad, the historical railroad that miners used to transport them to mines back in the day. Today, it's a scenic route that's tons of fun for all ages. Make sure you book in advance and add on the mining tour to step into a real mine.

Southern Colorado & Great Sand Dunes National Park

Southern Colorado is its own world, and perhaps the most alien place in the region is the Great Sand Dunes National Park. This unique oasis is home to the tallest sand dunes in North America, towering over 750 feet high. Spend your days hiking, sandboarding, or simply marveling at gorgeous dunes and mountain backdrops.

The area is also home to a large selection of natural hot springs. Spend a day soaking at the stunning Mt. Princeton hot springs or the more relaxed Desert Reef Hot Springs. Of course, Southern Colorado, just like the rest of the state, is also home to many charming and quaint mountain towns. Cañon City hosts the Royal Gorge Park and Railroad, both worthy sights to add to your itinerary.

—<https://www.aspire-tours.com/blogs/spring-break>

The Wiz

March 20 - April 19, 2026, Town Hall Arts Center, Littleton

Dorothy's is considered by many to be the most iconic hero's journey of the last century. And in this vibrant, soulful reimagining of The Wizard of Oz, we experience her journey through joyful music, high-energy choreography, and plenty of onstage magic. Follow Dorothy as she's blown away to the fantastical land of Oz, where our heroine makes new friends, faces down wicked witches, and learns to believe in herself. Featuring funky and fearless songs like Ease on Down the Road as well as well as uplifting, gospel-infused anthems like Home, this Tony Award-winning musical offers a fusion of Rock, Broadway and R&B that celebrates our common human experience through contemporary Black culture. The Wiz is a story of courage, friendship, and the power of home that is sure to delight audiences of all ages!

— <https://townhallartscenter.org/event/the-wiz/>

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.



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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 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.

A St. Patrick's Day Celebration With Solas

Saturday, March 21, 2026, 7:30pm, Lone Tree Center

"Solas have become Irish America's most inventive band by mixing their Celtic roots with country and Americana in their sturdy, melodic and thoughtful songs." —The Guardian

Solas is hailed by The Boston Globe as "the finest Celtic ensemble this country has ever produced" and The Wall Street Journal as "an Irish traditional band bearing all the marks of greatness." Since forming in New York City in 1995 they have been a galvanizing element in the Irish music scene – a lightning rod of talent and inspiration that set new standards for musicianship, repertoire, and intensity. Over the course of twelve critically acclaimed albums and endless international touring, Solas brought their love and respect for the traditions of Irish music, and their sense of melodic and instrumental adventure to the world.

— <https://www.lonetreeartscenter.org>

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Applications Open For Centennial's Large Community Improvement Grant

Applications are open for Centennial's annual Large Community Improvement Grant program. This grant offers up to \$10,000 per project, empowering Centennial residents, and groups to spearhead community-based projects while providing the building blocks and resources for neighborhood identity and improvement.

The grant application, criteria, eligibility requirements and more can be found at centennialco.gov/communitygrants. The deadline to submit an application is Wednesday, April 1, 2025. Key points to consider before submitting a Large Community Improvement Grant application:

- Participants are required to meet with the City's Neighborhood Services Manager prior to submission to review their project.
- Projects must be completed within the City of Centennial.
- Proposed projects must be approved by the property owner, controlling entity and adhere to City codes and regulations.
- A minimum of two residents, residing at different locations, must lead the project.
- A recognition plaque will be placed at the location to acknowledge collaboration between residents and the City of Centennial.
- Participants must submit before-and-after photographs of the proposed improvement.

Established in 2021, the City's Large Community Improvement Grant Program advocates for resident-led initiatives, contributing to community improvement, engagement and neighborhood identity, with over \$300K in funds awarded to communities throughout Centennial. Discover more about the grant program, application criteria, eligibility requirements, and more at centennialco.gov/communitygrants.

– Allison Wittern, Communications Director

Denver Restaurant Week: Menus Are Live!

March 6-15, 2026

With an ever-growing number of food and beverage awards to its name (including several from the uber-prestigious James Beard Foundation and MICHELIN Guide), Denver has quickly become a dining destination for foodies. You'll find plenty of fine dining options at chef-owned eateries, along with cuisine from around the globe at our gourmet food halls and markets, and fresh, local ingredients like green chile and Colorado beef and lamb.

Denver Restaurant Week showcases the creative, exciting menus that diners have come to expect – with both to-go and in-person options. There are four price points: \$25, \$35, \$45, and \$55 for a multi-course meal. Menus can be viewed at <https://denverrestaurantweek.com>.

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WE WILL BE PICKING UP MESSAGES AS MUCH AS POSSIBLE.

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National Good Samaritan Day

National Good Samaritan Day on March 13th recognizes the unselfish actions of those who provide help when needed. The day is also known as Good Samaritan Involvement Day and celebrates kindness in all its forms.

HOW TO OBSERVE GOOD SAMARITAN DAY

- Make an effort to help someone who is struggling or having a problem.
- Share a story about someone who was a Good Samaritan in your life.
- The act of a Good Samaritan can be large or small. Something as simple as a phone call to as inconvenient as stopping to help change a tire are all acts of a good Samaritan.
- Make a commitment to developing a habit of kindness and awareness of others.
- Volunteer. Offer your valuable skills to others in times of need. Do you enjoy sports or have mad math skills? Your ability to mentor youth may change someone's life for the better.

*It was one of those March days when the sun shines hot
and the wind blows cold:
when it is summer in the light,
and winter in the shade.*

—Charles Dickens

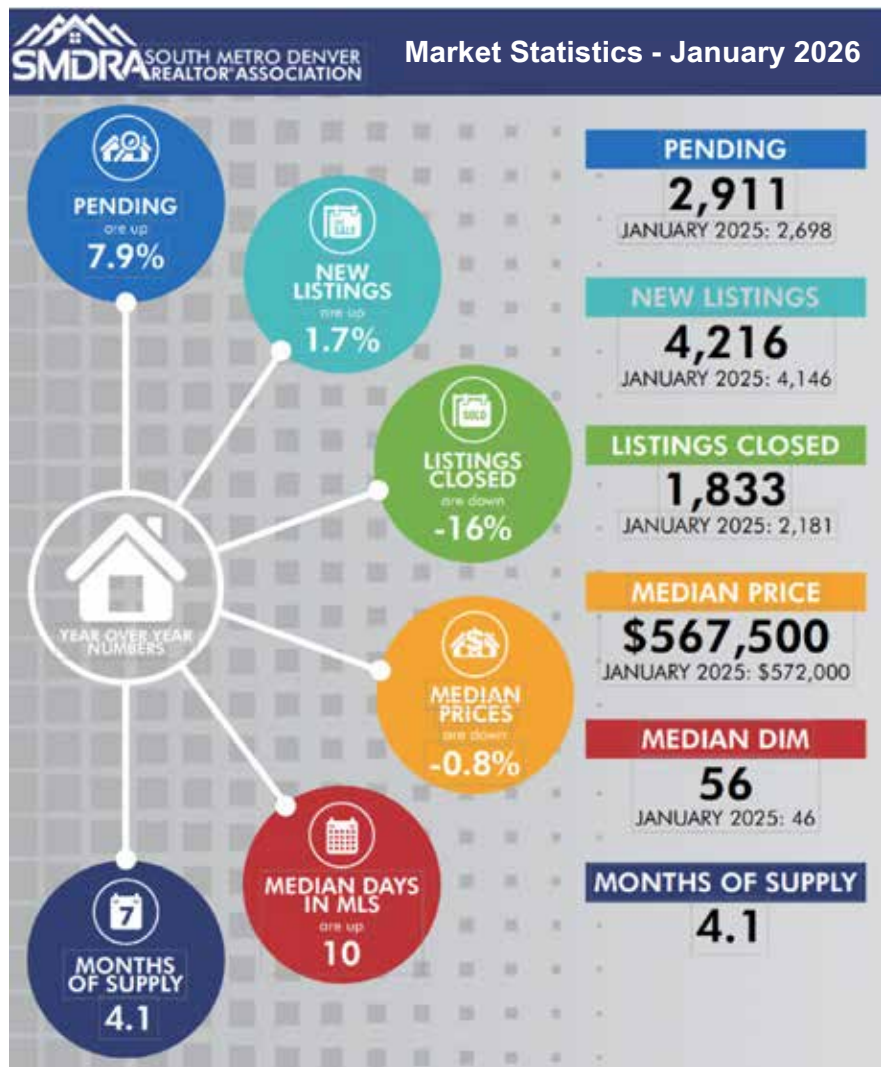
Absolutely Incredible Kid Day

On March 19th, Absolutely Incredible Kids Day encourages adults to tell kids how absolutely incredible they are. Take the challenge a step further and WRITE it down in a letter to that absolutely incredible kid.

Children are amazing creatures. Their ability to learn, adapt and bring joy to the world is never-ending. Did you ever receive something in the mail as a child? Maybe it was a birthday card or a letter from grandma. Do you remember your face lighting up like a summer's day? Of course, it did! Just the act of receiving a letter just for them makes a child feel important. And when the letter tells them just how amazing they are or how someone noticed the kind deed they did, receiving a letter becomes an even bigger reward.

HOW TO OBSERVE ABSOLUTELY INCREDIBLE KID DAY

- Tell the kids in your life why you think they are incredible, amazing, inspiring, or just plain terrific!
- Make them feel even more important and write it down in a letter. How many kids do you know? They all deserve some encouragement, so make sure they get it from you.
- Create a post about an amazing child you know.
- Catch a child in the act of doing something incredible.
- Let them overhear you giving them some praise.



JANUARY-APRIL IS THE BEST TIME TO LIST.

And this January showed that to be true. January started off 2026 with very low inventory, giving sellers this month a welcome advantage that they didn't have in the last half of 2025. The reason is simple: there are fewer homes on the market in the first part of the year so there is less competition. Buyers have often taken the holidays off from their home search and are ready to get going again in the new year. So buyers are out in full force, and there are very few homes to look at, so the homes that are listed sell better and faster than the summer and fall months when everyone else lists their homes. It is still true that homes that are in good condition and have updated interiors will sell at a higher price. Sellers who put basic preparation into their homes: fresh paint, new carpet/flooring, and staging, will get higher prices than other homes. Bottom line so far in 2026: SELLERS: List early in the year. BUYERS: Be patient because more homes will be listed every month as we march toward summer.



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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 to place an ad. To view our display ad prices, visit our website at 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.

Exterior Home Maintenance Tips For Spring

Routine home maintenance can save you costly repairs that could be avoided. It can also help you budget for any future repairs or upgrades. Care for your home and property, and it will continue to keep you and your family safe and comfortable. Check this list off every spring to prolong the life of your home's building materials, landscaping, and more.

- Inspect gutters and downspouts for damage and debris.
- Trim trees and shrubs that are near the house.

- Inspect caulking around doors and windows for damage or wear.
- Inspect wooden decks, railings, windowsills and steps for rot.
- Pressure wash patios, decks, driveway / walkways, and outdoor furniture.
- Inspect outdoor sprinkler heads for damage from snow plows or cold weather.
- Inspect and tune up any lawn maintenance equipment.
- Clean debris from foundation vents and window wells.

🔥 Colorado's New Furnace Laws Are Now in Effect 🔥

Act Now – 2025 Furnaces Are Disappearing Fast

Starting in 2026, all furnaces must meet new compliance standards. Once current inventory is gone, replacement costs could rise **50% to 100%**.

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BROADWAY ESTATES RECENT SALES

Address	Date Sold	Original List Price	Sold Price	Beds	Baths	Ttl Sq. Ft.
6645 S Race Circle	Pending	\$709,000.00		4	3	2,774
327 E Panama Drive	Pending	\$645,000.00		5	2	2,276
6532 S Sherman Street	Pending	\$585,000.00		4	2	2,352
6691 S Wellington Court	Pending	\$475,000.00		4	2	2,184
6512 S Sherman Street	2/12/26	\$748,000.00	\$748,000.00	5	3	2,552
1997 E Euclid Avenue	1/2/26	\$590,000.00	\$570,000.00	4	2	1,848

Based on information from REColorado, Inc. for the period 1/1/26-2/16/26. 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:.....\$659,000

of Homes Sold so far this year:..... 2

Average Days on Market:.....11

Average % of Sold Price to List Price:..... 98%

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!

"Plain and simple, if you are selling a home in Centennial, call Kyla. She is fabulous. From our initial meeting to the closing of our property, she was professional, friendly and honest. She is hands down the most knowledgeable person in the business on property in our area. She gave us exactly the right advice, from when to go to market, to what improvements made sense before selling, to presenting the home in the best manner. Her marketing was top notch, and even though the current selling market is soft, we were under contract in just 5 DAYS! She made the process so simple and enjoyable. She's the only call you need to make. You won't regret it!"
 ~ Wayne and Connie, Centennial, 2026



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