

# Broadway Estates



## Red, White, And Blue Trifle

When you're looking for festive Memorial Day desserts or just an easy summer treat, turn to this red, white, and blue trifle to satisfy your sweet tooth. The key to this patriotic trifle is using fresh, ripe berries. Skip the frozen fruit here. There's no need to toss the berries with extra sugar either; let their natural sweetness and juiciness shine bright! We use blueberries, blackberries, and strawberries, though you can easily swap in raspberries or fresh pitted cherries, too. Just make sure you take a picture of your colorful trifle before digging in!

YIELDS: 8 - 10 serving(s); TIME: 30 mins

### Ingredients:

- 8 oz. cream cheese, at room temperature
- 1/2 c. granulated sugar
- 1 1/2 c. heavy cream
- 1 tsp. vanilla extract
- 1 lb. pound cake, cubed
- Two 6 oz. containers blueberries (~ 2 cups)
- Two 6 oz. containers blackberries (~ 2.5 cups)
- One 1/2 qt. strawberries, stems removed, sliced

### Directions

1. Combine the cream cheese and granulated sugar in the bowl of a stand mixer with a paddle attachment. Beat on medium-high speed for 1 to 2 minutes until smooth. Scrape the sides and bottom of the bowl. With the mixer on medium, slowly add the heavy cream and vanilla and mix until combined. Switch to the whisk attachment and whip at medium speed until soft peaks form and the mixture is easy to dollop.
2. Place a single layer of cake cubes in a large trifle dish (about 12 to 14 cups). Top with 2/3 of the blueberries and blackberries, then 1/2 of the whipped cream (about 2 cups), then 2/3 of the strawberries. Repeat the cake and cream layers once more, then decorate the top with the remaining berries. Serve immediately or make in advance and store for up to 24 hours in the refrigerator.

— <https://www.thepioneerwoman.com/>

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## Family Mother's Day Activities

### TAKE AN AT-HOME TRIP

Even if you can't hop on a flight to Paris for the weekend, Mom can still enjoy a little taste of France (or any other destination that intrigues you). Start by buying some French croissants for breakfast. Then pack a picnic lunch of French bread, cheese, and fruit—or order a meal from your favorite deli or restaurant (quiche, anyone?). For an added touch, adorn your kitchen or dining room table with a red-and-white-checked tablecloth and fresh flowers, put on some French music, and teach the kids a few basic words in French, such as “bonjour” (good

morning) and “merci” (thank you). Even better? Have your waitstaff do all the food prep and cleaning!

### SHARE OLD MEMORIES

One sentimental way to share family memories is by looking through old photographs or home movies. If you live near Grandma or Grandpa, ask them to pull out old mementos of Mom as a child, and take a trip together down memory lane. The kids will get a kick out of

the styles of clothes their mom wore—not to mention the fact that there may be visible proof that Mom was once a baby, toddler, and teen. And who knows? The clothes Mom rocked in the past just may very well be back in style again!

### CREATE A FAMILY COMIC STRIP

Start a new tradition this year by creating a family comic strip. Take a long sheet of paper, and draw three or four large squares next to one another, like a newspaper comic strip. Then, think of an event, celebration, or something funny that happened this past year, and illustrate it with markers, crayons, or paints. Be sure to include dialogue, a date, and a title, such as “Life with the Smiths.”

Older children can help with the drawing and writing, while younger kids can dictate their thoughts or help color. Save your comic strip, and create another one next year and others in years to come. When you're ready to compile all of your strips into a book, stack the pages and thread them together with sturdy yarn. Or, go digital and upload them to your favorite photo-sharing website and order a memory book to enjoy together.

### HOST A LIP-SYNC CONTEST

Nothing brightens a family celebration quite like music. But if you want to really turn up the fun, stage your own “lip-sync” contest. To begin, each family member will choose a favorite song. Then turn on the music, and have each person lip-sync the words to the song, doing their best to mimic the performer. Other family members can rate the performance from 1 (not at all like the performer) to 5 (exactly like the performer), and write down their score on a card. The person with the highest score wins the contest.



*continued on page 3*

## Etiquette For Dog Parents

Dog parents have a responsibility to manage their pets' behavior and follow certain rules of etiquette. Follow these guidelines to ensure that you and your dog are being courteous community members.

- **Scoop your poop.** Bring several bags on your walks to be sure you have enough. If you run out, either come back and clean it up later, or ask another walker if they have a bag to spare.
- **Prevent barking.** Practice getting your dog's attention to easily redirect him if he barks at people or other dogs. If you know your dog acts this way, only allow him in the yard when supervised.
- **Only let your dog greet a stranger if they ask.** The same rule applies if you see another dog and caretaker approaching. Ask first and respect the other's response.
- **Always leash your dog on walks.** Not everyone is comfortable around dogs. Keep your dog close to you and stay alert to others. Your leash should be short enough to prevent your dog from contacting or jumping on passersby.
- **Don't play while on leash.** If you meet another dog on a walk (and it's alright with their caretaker) let the dogs sniff each other for five seconds and move on. Letting your dog play with another dog while on leash can result in injury and teach your dog that all dogs enjoy this kind of interaction, although many don't.
- **Be aware of other people's feelings.** If your dog does something to upset someone (jumping up, barking) apologize to them and take measures to prevent the situation from reoccurring.

— Animal Humane Society

## 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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## 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.

Want To Grow Your Business This Spring?  
Advertise in this newsletter!



Our June deadline is May 15th.

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# Family Mother’s Day Activities, *continued from front page*

## RECREATE THE SPA AT HOME

At some point on Mother’s Day, moms usually want a little rest and relaxation. Make sure they get what they need—and deserve—by creating a list of “spa services” they can choose from. The list could include:

- An hour alone so they can call a friend or soak in the tub
- The opportunity to take a nap
- A massage from their partner or children
- A manicure at their favorite nail salon

The kids can make up coupons with each of these services, and encourage Mom to redeem them throughout Mother’s Day.

## PLANT SOME FLOWERS

If you have some extra space in your garden, you can create a live Mother’s Day canvas. First, buy various packets of flower seeds that grow fast and well in your region. Then have your kids draw a picture or write a short message (like “We love Mom”) in the garden dirt with a stick. Drop the flower seeds into the dirt lines; then cover them up, and water every few days. Before long, your picture (or message) will be blooming, and you’ll have a Mother’s Day gift that keeps on growing.

## MAKE SENTIMENTAL ARTWORK

On a warm day, go outside and have your children (and anyone else who’s game) place their hands and feet into a shallow tub of colorful, nontoxic paint. Spread out a roll of butcher paper, and encourage everyone to press their hands and feet onto it, leaving their prints behind. Label each handprint and footprint with the person’s name, the date, and a special message to Mom, and allow your collective masterpiece to dry. Try this activity again next year, and see how much bigger some hands and feet have become!

## READ A GOOD BOOK

For a family storytime, take a blanket outside and leaf through a children’s book that’s just right for the day, such as *The Mother’s Day Mice* by Eve Bunting, *No Time for Mother’s Day* by Laurie Halse Anderson, *Clifford’s Happy Mother’s Day* by Norman Bridwell, or *Are You My Mother?* by P.D. Eastman. Mom could also select a childhood favorite, and read it with the kids.

## SCHEDULE TIME FOR HUGS

Finally, what would Mother’s Day be like without hugs and kisses all around? One way to work them into your day is by setting up a silly “hugs and kisses” schedule and posting it on the refrigerator or other visible spot. For instance, you could write, “10:30 a.m.: Everyone runs around the couch and gives Mom a hug and kiss.” or “2:15 p.m.: Everyone hops around the oak tree on one foot and assembles for a group hug.”

And when in doubt about what Mother’s Day activities are best, don’t be afraid to simply ask. Every mom has something special that they will enjoy on their big day, so make it special in a way that’s just for them.

–<https://www.parents.com/holiday/mothers-day>

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<p><b>Saturdays</b> <b>SOUTHWEST PLAZA</b> MAY 4 - OCT 26 Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p><b>Saturdays</b> <b>LAKESWOOD</b> JUN 15 - SEP 28 Mile Hi Church Alameda &amp; Garrison 10am-2pm or Sellout</p>
<p><b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p><b>Wednesdays</b> <b>LITTLETON</b> JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

Sign up for our Newsletter!

FOR MORE INFORMATION  
[www.denverfarmersmarket.com](http://www.denverfarmersmarket.com)

## Arapahoe County Real Estate Market Update

Happy Spring everyone! The market is moving along, despite no drop in the interest rates. Most indicators show a market that is staying steady: a strong increase in active listings, an uptick in pending listings, and even a slight decrease in the average days a home stayed in the MLS. The most positive sign when we look back at the March stats in the Denver Metro area is that the average closed price is up about 7% compared to March 2023. The refrain has been the same for the past year and half: this is a reasonable market for both sellers and buyers. Sellers who have given up on the windfall of the “Covid Market” and who prepare and stage their homes before they list, and price reasonably, are selling swiftly and sometimes with more than one offer to choose from. Buyers are able to make offers without always competing with 10-20 others, and are able to get more inspection concessions. This can be a win-win market!

## Bike Month

May is National Bike Month. If you don't already have bikes for the family, late spring is a good time to invest in one you can use all summer. Dress up your bikes with Memorial Day decorations like stars and streamers, then head out for a family ride. Add embellishments to your helmets, and wear red, white, and blue for a fun and patriotic ride around town.



**Kyla Hammond**  
720.431.1239



# Arapahoe County Market Update

March

	2023	2024	+/-
Active Listings	1,023	1,110	+8.5%
Pending Listings	873	918	+5.2%
New Listings	1,032	1,017	-1.5%
Closed Listings	880	802	-8.9%
Days in MLS	38	37	-2.6%
Median Closed Price	\$509,995	\$535,000	+4.9%
Average Closed Price	\$596,364	\$637,762	+6.9%
% of Closed Price to List Price	99.9%	99.9%	+0.0%

Source: Based on information from REcolorado®, Inc. for the period 3/1/23 - 3/31/23 vs. 3/1/24 - 3/31/24. 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.

# 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).

**Lawn Works, LTD:** Lawn-Care & Seeding, Sprinkler-Startups, Coverage & Repair. (720)999-2245

**Petersen Custom Glass 720-810-1160 Veteran & family owned.** Fast, friendly service specializing in shower enclosures, window replacement, mirrors & glass tabletops. **10% off materials with mention of this ad.** [petersenglass.com](http://petersenglass.com)

**In business 25 years, Quality Fireplace Solutions** cleans, repairs and certifies gas fireplaces. Enjoy your fireplace or prepare it for the sale of your home! PH: 303-946-6535

**Beef for Sale.** Colorado Family Ranch. Price includes delivery & processing. 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

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

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.** Get the best burrito in town at Burrito King on Alameda & Garrison.

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

**A/C Inspection - \$49.99. Emporia Home Services,** Your local HVAC Specialist. 303-909-2018. (parts/addit. labor not included)

**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.

## Bring Flowers To Somone Day

April showers means May 15 is Bring Flowers to Someone Day to celebrate why giving flowers plays a significant roll in kindness. Flowers are one of nature's most beautiful gifts. Bring Flowers to Someone Day is the perfect way to give the gift of love and kindness to those around you. Whether you gift flowers to show sympathy or give them just because, the simple act of giving flowers brings joy to the recipient.

*The legacy of brave men and women who have fought and died for their country is the freedom we enjoy as Americans.*

– Lucian Adams



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## BROADWAY ESTATES RECENT SALES

Date Sold	Address	List Price	Sold Price	Beds	Baths	Ttl Sq. Ft.	Parking Total
3/29/24	6239 S Marion Way	\$850,000	\$820,000	4	3	2,460	4
3/29/24	6481 S Marion Street	\$795,000	\$775,000	5	3	3,060	2
4/11/24	6222 S Marion Way	\$775,000	\$775,000	5	3	2,566	2
4/12/24	6347 S Lafayette Place	\$725,000	\$750,000	5	3	2,658	2
9/15/23	6400 S Downing Street	\$775,000	\$735,000	4	3	2,740	2
2/12/24	6460 S Downing Street	\$675,000	\$675,000	4	3	2,106	1
2/28/24	6509 S Kit Carson Street	\$650,000	\$642,000	5	2	2,296	2
3/28/24	123 E Panama Drive	\$630,000	\$600,000	3	2	2,376	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

Based on information from REColorado, Inc. for the period 9/1/23-4/16/24. 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:..... \$719,571      # of Homes Sold this year:..... 7  
 Average Days on Market: ..... 24      Average % of Sold Price to List Price: ..... 98.77%

### 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!

*"Working with Kyla Hammond was exceptional. Her expertise, professionalism, and keen insights were truly refreshing. Unlike our previous experience with a less qualified realtor, Kyla went above and beyond merely listing our home. Her innovative approach included captivating photography, a flyover drone video, and tasteful note cards in every room, effectively highlighting the unique features of our home to potential buyers. Without hesitation, we wholeheartedly endorse Kyla and wouldn't consider anyone else for our real estate needs." ~ Jay, Centennial, 2024*



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