

Broadway Estates



Last Day Of School Traditions

The last day of school is both a happy and sad occasion. While you celebrate your child's accomplishments, you also mark another year off the calendar.

1. Photo. Take a photo of your child in the place where you also took a photo on the first day. That could be by the front door, at the school, or sitting at their desk.

2. Balloons. Count down the last day with balloons. Fill five balloons with a note or a treat and number them. Each day, have your child pop a balloon and enjoy the surprise inside.

3. Signatures. Send your child to school on the last day with something that friends can write on and a sharpie. Your child's friends can autograph their shirt, a pillowcase, or another keepsake. This is especially fun for kids moving up to the next school campus, i.e. 5th grade to middle school.

4. Planning. Make a summer bucket list. Sit down together and plan out a few fun things to look forward to doing over the summer break.

5. Surprise. Kick off the summer with a fun surprise when your child comes home from the last day. Keep it simple, such as hiding a bucket of water balloons by the front door or making a Last Day basket full of summer fun.

6. Chalk. If your child rides the bus, decorate the sidewalk from the bus stop to the front door with sidewalk chalk. Write messages like, "Happy summer!"

7. Garden. Start a summer garden. Beans, carrots, cucumbers, and melons can be planted in May or June throughout the US.

—<https://onemamasdailydrama.com>

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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.
- Prevent barking.
- Only let your dog greet a stranger if they ask.
- Always leash your dog on walks.
- Don't play while on leash.
- Be aware of other people's feelings.

— Animal Humane Society



FREE Paper Shred Event

SAVE THE DATE: **Saturday, May 10 from 10-Noon**

LOCATION: Medema Park, 4950 E Easter Ave. Centennial 80122

If you've been cleaning out and organizing things, and you have paper products to shred after tax day, drop them off and have them shredded for free!

Email Kyla with questions and to RSVP: kylahammondrealty@gmail.com

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Tissue Paper Poppy

Want to slide in a history lessons while keeping little hands busy? You can help kids make a tissue paper poppy while explaining about Memorial Day's origins, then explain that poppies, because they are blood-red, became a symbol of sacrifice during World War I. These are easy to create, and they make a lovely gift. **You'll need:** one sheet of red tissue paper, a small piece of black construction paper, two green pipe cleaners, scissors, and tape.



1. Cut a small (about 1-inch diameter or less) circle from the black construction paper.
2. Place a piece or two of tape on one side of your circle to reinforce the paper.
3. Fold the circle and make a small cut through the paper and tape near the center, just big enough to push a pipe cleaner through. Then fold and cut one more.
4. Cut all around the edges of your black circle so that they look like fringe.
5. Now, fold your red tissue paper until you have several layers – a 3" x 3" square is about right, but you don't have to be exact.
6. Cut a vaguely petal-like shape through all the sheets at once. Remember that your flower will most likely not be inspected by a horticulturalist. Cut through all the edges so that each layer becomes separated from the others. Then fold it gently and cut a small hole through the center.
7. Hold a green pipe cleaner (for little ones, be careful of potentially pointy ends!) and stack the tissue papers onto the pipe cleaner, letting them turn and settle randomly. Then top it with the black construction-paper circle, tape side against the tissue so it isn't showing. Loop the end of the pipe cleaner through one of the center holes, then bend it, hook-like, and loop it back through the second hole, and twist to secure it.
8. Bunch up the tissue paper, folding it accordion-style for maximum volume in your flower. Flip the flower upside-down and secure it with a piece of tape. I've tried just doing a pipe cleaner and it slips, but you can also cover the tape with a second green pipe cleaner to make the underside of the flower more realistically stem-like.
9. Holding the bottom of the flower, gently separate the petals until your flower is beautiful.

—<https://denver.kidsoutandabout.com>

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 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.

Four Meaningful Ways To Honor Memorial Day

Memorial Day is observed on the last Monday in May, which is near the end of spring and early summer. While there are many fun things to do on Memorial Day, it's important for everyone to take time this day to reflect on what it means to be an American citizen and what sacrifices our people have made so that we could live freely today.

Learn: Visit a military memorial or museum.

Show: Make a donation to organizations that support veterans—even if it's just \$5! Show gratitude through thanking a veteran with a card or letter, donation, or phone call.

Share: Consider taking some time to volunteer or donate your resources on this day. You can volunteer at a veteran's hospital, a nursing home, a local food bank, or a homeless shelter. You can also donate blood to the American Red Cross.

Participate: Go to a local parade or ceremony and watch as an honor guard carries an American flag for the fallen. Visit a war memorial, visit any veterans in nursing homes, etc.

— <https://www.viptogo.com/blog-ways-to-honor-memorial-day>

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10 Ways To Make Mom Feel Special On Mother's Day


Moms—they really deserve more than a day, don't they? While we always try to let the mothers in our lives know how much they're appreciated, we try extra hard to show her how much we care on Mother's Day!

- **Feed her!** Whether it's by taking her out to her favorite restaurant (or one she's been dying to try) or, even better, cooking a thoughtful meal full of her favorite dishes, it will leave both her heart and her stomach happy.
- **Plan a family photo session or maybe one for just you and her.** Get silly in front of the camera, and you'll have more than just the memory of your day together—you'll have something tangible to share with her. Plus, as a bonus, you can relive the day all over again when the proofs come in!
- **Treat her to breakfast in bed!** Sleeping in and not having to cook breakfast? Most moms can't think of a better gift!
- **Fill up her gas tank, do the grocery shopping, clean the house—**when you handle some of these simple but burdensome tasks like these, she'll appreciate your appreciation!
- **Experience something new together!** Experiences have a way of bonding people together, so take a hot air balloon ride, go to a concert, skydive, or take a cooking class together, and you'll create memories to last for a lifetime.

- **Every mom has a honey-do list.** Consider tackling a big project on the list that she'll be so thrilled to see completed. We're talking cleaning the garage, organizing a closet, or maybe even a woodworking project.
- **Plan a party for her** and the other special moms in her life—her mom, her sister, her best friend, and, of course, those moms' children. She'll adore being surrounded by her closest loved ones.
- **Whisk mom around the town** with a day filled with her favorite activities. Soak in some quality time at a spa or a museum together, treat her to a shopping spree, or play a round of tennis with her.
- **Treat mom to a gift that is thoughtful and special.** Don't just buy another robe or sweater, unless you know she really wants one. Consider buying her something that she wouldn't typically buy for herself or something that she's been talking about for a while. Has she wanted new tableware? Does she have an empty place on her wall that she has been wanting to fill? Could she use a day to treat herself? Get personal with it!
- **You can write her a letter, make a list of all the reasons you love and appreciate her, or turn it all into a craft project.** Just be sure the day doesn't pass without you taking the time to thank her for being such a thoughtful mother.

—<https://www.pauladeen.com>


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Fun Things To Do In May

CAMP BEFORE IT GETS TOO CROWDED: There are still many campgrounds that haven't officially opened for the season quite yet, so research and plan accordingly. May is typically a terrific time to visit the Rockies or camp along the Front Range Urban Corridor without as many people as later in summer. Keep in mind it still gets quite cold in the evenings, so pack your winter clothes.

CHASE A FEW WATERFALLS: With all the fresh snow fueling the rivers and creeks around Colorado, waterfalls will be near their peak flow at this time. The water will be too cold to plunge into, but mild May weather means you won't be tired and hot by the time you reach the falls. Be sure to pack some water shoes if you want to explore the riverbeds at the base.

CELEBRATE SPRING AT A FESTIVAL: Festival season is in full swing by the time May comes around, meaning each weekend is filled with fun events for the whole family. If you love art and film, check out the Denver Arts Festival, Film on the Rocks, Mountainfilm In Telluride, or the Mile High International Pastel Exhibition. Find a full list of popular Colorado events happening in May.

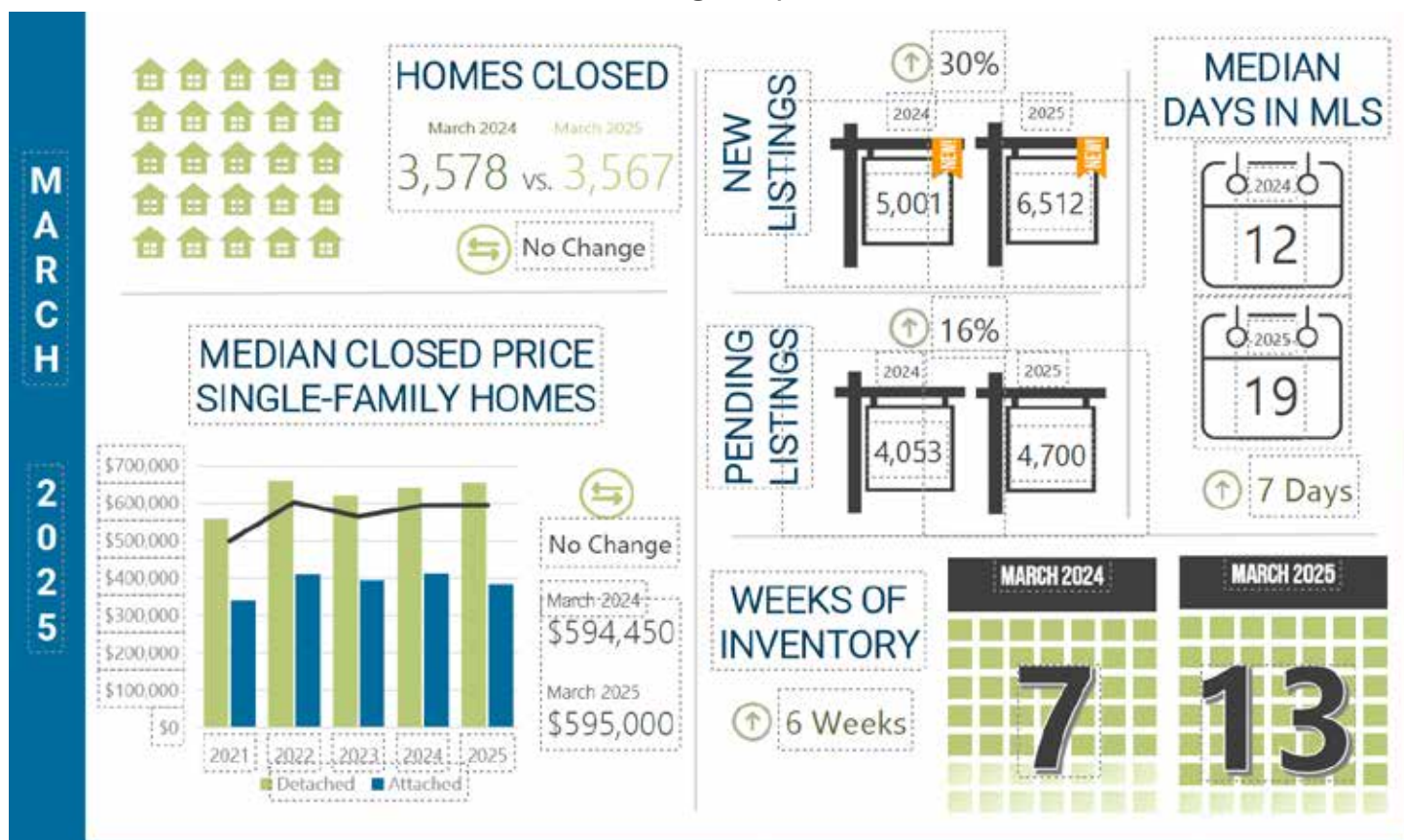
TOUR A WORKING COLORADO FACTORY: This is a great, affordable option (often free) to spend the afternoon, and sometimes you even get a complimentary product out of it. The state is home to many working factories that produce everything from cheese to bikes to craft beer.

—<https://www.uncovercolorado.com/>

MARCH REAL ESTATE MARKET UPDATE

We have significantly more homes listed on the market this year compared to March 2024. What does that mean for sellers? Because there are more homes on the market, homes may take longer to sell. There are 30% more new homes listed in March 2025 than 2024 so more homes means more competition. However, homes that are highly updated and priced well are often receiving multiple offers and selling above the asking price. When there is more competition, careful pricing and knowledge of the market is critical.

For buyers, there are opportunities all over, especially with homes that are not perfectly updated. Look for those homes that have been on the market for a few weeks, because there are some great possibilities!



CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

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TH Consulting. Providing handy man services, landscaping & concrete work. Please call Trent 720-226-5586.

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A/C or Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, your local HVAC specialist. 303-909-2018. (parts/addit. labor not incl.)

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

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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.

Teacher Appreciation Day

National Teacher Appreciation Day is on the Tuesday during first full week in May as a reminder to show appreciation for teachers everywhere. We are using this National Day to say thank you to all teachers for their time and dedication to educate our children.

Bring Flowers To Someone 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.

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deadline is
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BROADWAY ESTATES RECENT SALES

Date Sold	Address	Original List Price	Current Price	Beds	Baths	Ttl Sq. Ft.
1/8/25	200 E Caley Avenue	\$850,000.00	\$739,000.00	3	3	2,847
3/13/25	765 E Panama Drive	\$699,000.00	\$670,000.00	3	2	1,788
3/20/25	6532 S Ogden Street	\$625,000.00	\$664,055.00	5	2	2,376
2/26/25	6656 S Pennsylvania Street	\$725,000.00	\$660,000.00	3	3	3,066
4/8/25	1394 E Panama Drive	\$645,000.00	\$656,000.00	4	4	3,200
3/7/25	6642 S Pearl Street	\$650,000.00	\$650,000.00	4	3	2,552
3/28/25	1501 E Caley Avenue	\$575,000.00	\$590,000.00	4	3	2,687
3/7/25	6581 S Logan Street	\$575,000.00	\$573,700.00	6	2	2,376
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
1/27/25	6655 S Williams Circle	\$499,000.00	\$505,000.00	5	2	2,288
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 1/1/25-4/15/25. 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: \$602,896

of Homes Sold this year: 12

Average Days on Market: 29

Average % of Sold Price to List Price: 100%

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!

"Kyla was fantastic! She lives in and knows this area. I had lived in my house for 32 yrs and did not want to do anything inside as I figured the new owners would "make it their own". Kyla listened to my thoughts and politely suggested new paint and staging to get the best price for my house. It wasn't even on the market for 24hrs, I had 5 offers and it sold well over the asking price. She has a great team of people that coordinated folks and were wonderful and helpful thru the entire process. Kyla knows what she is doing. I highly recommend doing business with her." ~ Laurie, Littleton, 2025



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