

# Broadway Estates



## The Space By Arapahoe Libraries

12855 E. Adam Aircraft Cir  
Englewood, CO 80112  
Phone: 303-542-7279

The Space features a cafe, coworking space, meeting rooms and event space. It is designed to meet a growing demand for public meeting space. A segment of the building will be retained for library administrative use. Cafe at The Space is open 8am–3pm Monday-Friday.

## Mother's Day, May 10

Mother's Day is a time-honored tradition of recognizing the women in our lives who raised us, dried our tears, and well, mothered us. Everyone has one or has someone who is like a mother to them. On the second Sunday of May, we honor those women who are our mothers. Whether we shower her with gifts, take her to a fancy dinner or make her a homemade card, what moms want most is to be surrounded by the love of her family. Knowing the people they love are safe, sound, and healthy is a mom's number one priority.

### HOW TO OBSERVE MOTHER'S DAY

Pay tribute to your mother this holiday. Surround her with the love she deserves and shower her with the affection and attention you know she wants. For those of us whose moms are no longer with us, spend some time remembering the woman you miss. Visit with those who remember her and honor her memory. If you're a mom, revel in the attention. You deserve it!

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## 10 Things Homeowners Should Do Before Summer

Few things are as American as home ownership! Although being a homeowner is the classic American dream, it is actually a big responsibility. Not only is it a large investment, there is the ongoing issue of upkeep and maintenance. This isn't easy to do because every season, every climate and home comes with unique challenges. You have to understand those challenges in order to protect your home and keep it in great shape for years to come. With summer right around the corner, there are some things you'll want to add to your weekend to-do list.



**1. Check the gutters, even if you cleaned them before spring.** This is the easiest way to make sure that summer showers don't lead to foundation damage. Gutters should be clean of debris, well connected and the downspouts need to usher water away from your foundation.

**2. Before it gets too warm outside, inspect your home's crawl spaces.** You are looking for moisture first, because even a little moisture can lead to mold and rot. You should also take a note of the temperature in these areas to make sure your insulation is doing its job.

**3. Schedule a summer HVAC check up.**

This will let you beat the summer rush and catch small issues before they lead to expensive repairs and downtime during the hotter months of the year.

**4. Inspect your home's irrigation system.** This includes examining the lines and nozzles for leaks and clogs. Check your sprinkler heads to make sure they are also working properly.

**5. Get your yard gear out of storage and check everything out.** This includes checking your mower, trimmer and hoses along with anything you rely on for maintenance. Doing things like checking the oil, starting up everything and making sure hoses haven't developed holes over the winter can save you a lot of frustration!

**6. Schedule pest control!** Bugs might be few and far between in the winter but spring and summer is a different story. Schedule pest control now to prevent being overrun by creepy crawlers.

*continued on page 2*

## Before Summer, *continued from front page*

7. **If winter and spring storms have damaged your trees and shrubs, now is the time to take care of it.** Remove dead or unhealthy branches, or call in a professional for help. Luckily, it's a great time to plant if you're wanting to replace dead shrubs or bushes.
8. **Changing temperatures and moisture can cause big problems for your driveway, sidewalk and foundation.** Walk around and examine everything, paying close attention to cracks. If you notice anything new, call a professional to fix it before it grows into a larger, more expensive problem.
9. **Check all your smoke and carbon monoxide detectors as well as your fire extinguishers.** If you don't have any, make this a priority!
10. **Last but not least, remember to switch out your HVAC filter.** Mark it on your calendar and do it more frequently throughout the cooling season. This will help your equipment work properly, and help keep your utility bill in check.

## Brighten Your Home For Spring

Instantly brighten your space by swapping heavy, dark items for light-reflecting, natural alternatives. Key swaps include replacing dark curtains with sheer fabrics, switching to light-colored textiles, introducing mirrors, adding greenery, and changing to warm light bulbs, all of which enhance natural light and create a fresh atmosphere.

1. **Swap Heavy Drapes for Sheer Curtains:** Replace thick, dark window treatments with sheer or light-filtering curtains to maximize natural sunlight and create an airy atmosphere.
2. **Swap Dark Textures for Light Fabrics:** Trade velvet cushions or heavy throws for linen, cotton, or lighter tones to bring warmth without heaviness, instantly elevating the room's aesthetic.
3. **Swap Dark Decor for Mirrors:** Replace small artwork or dark decor pieces with mirrors placed opposite windows to reflect light and create the illusion of a larger, brighter space.
4. **Swap Dry Decor for Greenery/Flowers:** Bring in fresh-cut flowers or leafy green plants to add natural movement, color, and a spa-like freshness to tables and shelves.
5. **Swap Harsh Lights for Warm Bulbs:** Switch out bright white bulbs for warm white bulbs to create a softer, more inviting, and cozy ambiance. These small changes, often recommended for spring or summer refreshes, can significantly boost your mood and the feel of any room.

## 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.

## Fire Season Preparedness

Fire season is upon us. With severely dry and windy conditions, all of Colorado is in danger of fire. Here is a list of ways to prepare, ways to prevent, and what to do in case fire threatens our community.

### EMERGENCY PREPAREDNESS CHECKLIST

#### If you have 10 minutes:

- Evacuate people, children, pets: Have a pet carrier and leash/halter for each furry friend
- Essential documents: passports, visas, wills/trusts/POAs, insurance cards, birth certificates, medical records, password list: in waterproof bags. Consider making copies of these now.
- Cell phones, chargers, laptops, fresh batteries
- Prescription medications and list of medications
- Purses, wallets, credit cards, cash
- Eyeglasses, sunglasses, contacts, contact solution, hearing aids
- Pet food, people food/snacks\*
- Water bottles/water\*
- Keys to house, cars, garage
- Precious jewelry
- First aid kit\*
- Whistle\*
- Necessary assistive devices (wheelchair, walker)
- Toothbrush and toothpaste

#### If you have 30 minutes more:

- OTC medications and vitamin supplements
- Memories: photos, scrapbooks

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## Fire Season Preparedness, *continued from page 2*

- Electronics that will fit in the vehicle
- Clothing for 2-3 days: include hats/visors, jackets, gloves, sturdy shoes
- Non-precious jewelry, watches
- Art
- Calendar/daytimer
- Self-care items: lotion, soap, shampoo, sunscreen, toothbrush and toothpaste, feminine and incontinence products
- Flashlight/working batteries
- A cooler with ice
- Blankets or sleeping bags
- Cat litter/box, pee pads
- Tool kit
- Towels

\* Having a ready-to-go box or bag with non-perishable snacks, water, a whistle, and a first aid kit saves time and can be used for emergencies and travel.

### WHEN THERE IS FIRE DANGER:

- Make sure your vehicles are gassed up and backed into the driveway whenever possible.
- Keep your cell phone charged.
- Have a contact list of family, friends, neighbors.
- Know if there are nearby neighbors who are disabled or may otherwise need your help to evacuate safely; have their phone number.
- Have a fire extinguisher and fire blankets in the vehicle if possible.

### BEFORE DIRECT FIRE DANGER:

- Remove leaves, branches, clutter, other kindling from at least five feet around your home, garage, deck, and outbuildings. Firewood should be no closer than 30 feet from buildings.
- Trim tree branches that hang above buildings. Keep at least five feet from sides and roof; branches should be no closer than ten feet from chimneys.
- Remove flammable items along fences. Rake leaves, remove branches, clutter. Wood fences are conduits for fire.
- Make certain your house number can be seen from the street.
- Purchase a fire extinguisher and fire blankets.
- Speak to your neighbors if their yard is unsafe.
- Build a list of contacts and locations to meet up. This may include home, school, and work numbers.

*Flowers don't worry about how they're going to bloom. They just open up and turn toward the light and that makes them beautiful.*

*—Jim Carrey*

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**C.P.C. Painting Inc.**

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**LIMITED-TIME OFFER:** Schedule your exterior repaint before 5/15/2026 & receive: **\$200 OFF your project.**

Call For Your FREE Estimate: **303-948-5276**

# Centennial Supports Neighborhood Gatherings Through Grants & Movie Nights

The City of Centennial offers two programs designed to bring neighbors together and strengthen community connections across the City—the Neighborhood Engagement Grant and Movie Nights for outdoor gatherings.

Applications are now open for the annual Neighborhood Engagement Grant and residents can reserve Movie Nights Kits for the upcoming season.

## Host a Neighborhood Movie Night

Centennial residents, homeowner associations and community organizations can reserve a free Movie Night Kit at [centennialco.gov/movie](http://centennialco.gov/movie). Each kit includes an inflatable screen, projector, DVD player, speakers and all necessary cabling.

A \$250 refundable deposit is required and will be returned once the equipment is safely returned. Neighborhoods may reserve a kit once per year for weekend use between May 22 and September 4.

Movie nights offer a simple, memorable way for neighbors to connect and spend time together. As one resident shared, “We had so much fun with our backyard movie night... It was a memory we will have forever and a new summer tradition for our neighborhood.”

## Apply for a Neighborhood Engagement Grant

The Neighborhood Engagement Grant Program provides up to \$500 to support resident-led events such as block parties, social gatherings, food trucks and pancake breakfasts. Learn more and apply at [centennialco.gov/communitygrants](http://centennialco.gov/communitygrants).

Applications are accepted on a first-come, first-served basis until funds are fully allocated. To qualify, events must take place in Centennial, be open to the community, encourage neighborhood participation and comply with applicable codes and regulations.

These events help create meaningful connections among neighbors. As one grant recipient shared, “People of all ages were able to connect and enjoy food and festivities... It was amazing to see new and longtime neighbors come together.”

## About Neighborhood Engagement Programs

The City of Centennial supports neighborhood connections through the Neighborhood Engagement Grant and Movie Night Kits. Grants provide funding for resident-led events like block parties and community gatherings, while Movie Night Kits give neighborhoods the equipment to host outdoor movie nights. Both programs make it easy for neighbors to come together and create lasting memories.

Learn more at [centennialco.gov/communitygrants](http://centennialco.gov/communitygrants) and [centennialco.gov/movie](http://centennialco.gov/movie).

*Flowers don't worry about how they're going to bloom. They just open up and turn toward the light and that makes them beautiful.*

—Jim Carrey



## South Metro Real Estate Market Stats

Here are the latest market stats for Denver Metro. Of note is that while the closed listings are up over last year at this time, the Active Listings are down, and what this graph does not show, is that the New Listings are also down about 6%. Prices are flat from last year. We're facing buyer reluctance to move forward, due to the rates, but also the economy, politics, and the lack of listings to look at. Along with that, sellers have been hesitant to list, so the combination has produced a fairly slow market. Sellers who are listing have been doing well if they have prepared the house and priced correctly. Buyers who find what they like are also experiencing a pretty fair market. All in all, it's a solid market for both buyers and sellers.



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[KylaHammond.com](http://KylaHammond.com)

*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).

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**Lawn Works Ltd eco-LawnCare, Patching & Plugless-Aeration. Sprinkler/Drip-Startups, Coverage & Repair. (720) 999-2245**

**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)

**Grass or Corn fed beef for sale** - farm fresh, straight from our Colorado ranch to your table. All natural and perfect for high protein diets. Sold by quarter, half or whole. Call 719-349-0679. [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 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.

### Get Caught Reading Month

- Tuck magazines into your bag. Anytime you have some free time you will have something to read.
- Place books for all ages in the car. Everyone will have something to read. Older children can read to those who haven't mastered the skill.
- Include a book in every room in the house.
- Unplug for the month. Then stop by the library and pick out the latest bestseller or classic on your reading list.
- Charge up the digital reader's battery and load it up. Many classics have been made available for a small fee or no cost.
- Get caught reading to children. Find a snug spot and create a routine that carries on throughout the year.
- Encourage reading during stressful times as a way to distract the mind away from worries and to refocus.

## Bloom Your Business This Spring: Connect Directly with Your Neighbors!



**303-979-7499**



**Our June Deadline  
is May 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
6512 S Sherman Street	2/12/26	\$748,000.00	\$748,000.00	5	3	2,552
6645 S Race Circle	2/24/26	\$709,000.00	\$706,000.00	4	3	2,774
6582 S Sherman Street	3/27/26	\$650,000.00	\$650,000.00	5	2	2,376
6581 S High Street	3/31/26	\$620,000.00	\$630,000.00	4	3	3,085
327 E Panama Drive	2/18/26	\$645,000.00	\$621,500.00	5	2	2,276
6532 S Sherman Street	3/4/26	\$585,000.00	\$585,000.00	4	2	2,352
1997 E Euclid Avenue	1/2/26	\$590,000.00	\$570,000.00	4	2	1,848
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 1/1/26-4/15/26. 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:.....\$693,944

# of Homes Sold so far this year:..... 9

Average Days on Market:.....17

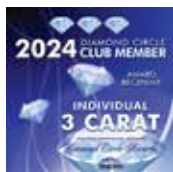
Average % of Sold Price to List Price:.....99%

### 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!

*"Kyla, once again you have exceeded our expectations! We were nervous about the selling process but the results were amazing and it's all because of your expertise and advice. We can't thank you enough! We both greatly appreciate all you did!"*  
 ~ John and Sheila, Littleton, 2026



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