

Broadway Estates



Grand Holiday Parade

Streets at Southglenn
Friday, November 21, 5-8 p.m.
Parade starts at 6 p.m.

- Free Santa Photos
- Reindeer Corral
- Cookies and cocoa with the elves
- Face Painters
- Balloon twisters

Don't Blow Leaves Into The Street

As we enter the fall season, leaves all around Colorado are starting to fall. Although pretty in the trees, the leaves can cause issues in the streets.

You could face a fine if you rake or blow the fall leaves from your lawn into the streets. That's because the leaves, or other yard waste, can clog the storm drains and cause flooding. It is also dangerous for our water quality.

Leaf Place Cards

Adorn mini pumpkins with cute leaf name tags. Mix up the colors to create a pretty palette!



November 2025

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16th Annual Denver Veterans Day Run, Festival And Parade

Saturday, November 8, 2025, Denver City Park
5K/10K RUN & RIPPETOE RUCK

The Denver Veterans Day Run, Parade and Festival is held to celebrate and honor the brave men and women who have served our country. Our origins stem from a passion to recognize the sacrifices made by our veterans, create a vibrant community event where we can come together in gratitude and support the mission to help Veterans in Colorado create economic vitality through career advancement and entrepreneurship.

This event supports the mission of Colorado Veterans Project focused on supporting Veterans and Transitioning Active Duty in the pursuit of vibrant careers, meaningful employment, and successful entrepreneurship to continue a meaningful life full of purpose and fulfillment.

Our event involves collaboration with veteran and military focused organizations with the support and collaboration of the City of Denver, ensuring a heartfelt and engaging celebration.

—<https://www.denerveteransday.com/>

*Be thankful for what you have;
you'll end up having more.
If you concentrate on what you don't have,
you will never, ever have enough.*
—Oprah Winfrey



History Of Veterans Day

World War I – known at the time as “The Great War” – officially ended when the Treaty of Versailles was signed on June 28, 1919, in the Palace of Versailles outside the town of Versailles, France. However, fighting ceased seven months earlier when an armistice, or temporary cessation of hostilities, between the Allied nations and Germany went into effect on the eleventh hour of the eleventh day of the eleventh month. For that reason, November 11, 1918, is generally regarded as the end of “the war to end all wars.”

Veterans Day continues to be observed on November 11, regardless of what day of the week on which it falls. The restoration of the observance of Veterans Day to November 11 not only preserves the historical significance of the date, but helps focus attention on the important purpose of Veterans Day: A celebration to honor America's veterans for their patriotism, love of country, and willingness to serve and sacrifice for the common good.

—<https://department.va.gov>

Free Pumpkin Collection

After Halloween, don't let your pumpkins simply rot away – turn them into compost! Drop off begins on Monday, November 3 and continues until Friday, November 14. Visit our website at <https://a1organics.com>. Bring your pumpkins to us! Participating in our Pumpkin Recycling Initiative is easier than you might think. Households may drop off pumpkins at any retail A1 Organics facility for FREE!

- Only 10 pumpkins or less per household (standard tipping rates will apply for large volumes).
- Please ensure that all pumpkins are free of paint, foil, and candles.
- No contamination allowed.

Location: A1 Organics Mountain States

2300 W. Radcliff Avenue, Sheridan, CO 80110

Hours: Mon - Fri • 7:00am-4:00pm, Closed Sat & Sun

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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Annie

Nov 21, 2025 – Dec 28, 2025, Town Hall Arts Center

Join us for a heartwarming family-friendly favorite, this holiday season! Always a crowd-pleaser, this classic musical comedy follows the adventures of "Little Orphan Annie," a plucky little girl based on the beloved 1924 cartoon character, who is determined to find her parents. Along with Oliver "Daddy" Warbucks; his Earth-bound angel of an assistant, Grace; a trio of some of musical theater's most evil (and hilarious) villains led by the infamous Miss Hannigan; and, of course Annie's lovable pup Sandy, Annie's journey to family is filled with laughter, hope, and unforgettable earworms like Tomorrow and Easy Street. This timeless tale of optimism and resilience reminds us all that no matter how difficult life gets, a chance for something better is only a day away!

–<https://townhallartscenter.org/event/annie/>

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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.

Littleton Public Schools Unveils New RV Technician Program

EPIC Campus will be first high school in the nation to offer RV Tech Level I Plus certification course

While Colorado is known for its outdoorsy inclination, when Coloradans venture into the outdoors, they still need a place to stay. For many, that place is a recreational vehicle, or RV. While these homes on wheels are convenient, getting them fixed can be hard. Luckily, Littleton Public Schools will soon be preparing students to help.

Starting in January 2026, EPIC Campus will be offering a new RV Technician Program, designed to help prepare students to enter the workforce. Students who complete the semester-long program will finish with their RV Tech Level I Plus certification. The certification is the first of four levels offered by RV Technical Institute, which partnered with LPS to create the program at EPIC Campus.

While RVTI offers its RV certification courses at many colleges across the country, EPIC Campus will be the first high school in the nation to offer the course. On Oct. 8, leaders and students from LPS and EPIC Campus gathered with community partners to celebrate the new program with a ribbon-cutting ceremony. Many of the prospective students, who will be participating in the RV Technician Program in January, were present with their families.

Read more at: https://www.littletonindependent.net/news/article_03ce810a-d169-4c91-9ea7-d025df907b19.html

— <https://www.littletonindependent.net/>

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10 Tips For Raising Grateful Kids

Saying thank you is one of the first social rules many parents teach their children, and for good reason. We want our kids to be appreciative and not take things for granted, and learning to be grateful can improve kids' relationships, ability to empathize, and overall happiness. If you are looking for ways to reinforce the importance of gratitude or would like to find other meaningful ways your kids can show appreciation, here are some tips:

1. Set an example. Kids learn a lot from watching their parents. Show them what it means to be grateful by offering a genuine "thank you!" to a waitress who serves your food, a helpful neighbor, someone who holds the door open for you. But don't stop there — include your kids, too. Thanking children for doing things that are helpful, even when they are chores like putting away toys, reinforces the behavior and lets them know they're appreciated.

2. Point out generosity. Call attention to it when people (including your kids!) do things that go beyond what's expected — helping without being asked, being especially thoughtful, or taking extra time to do something because it's important to someone else. Send the message that you will notice if they knock themselves out for you, or for someone else.

3. Have a talk. Try asking your child how they feel when people say thank you to them for doing something nice, and then how they feel when they don't.

4. Find fun ways to say thanks. There are lots of ways to show gratitude. If your child isn't comfortable talking to strangers or has a hard time expressing themselves in writing, work together to come up with a different way for them to show

their appreciation. They could try giving a smile or a thumbs up if someone holds the door, or show grandma how much they love their new coat by drawing a thank you picture (or taking a smiling selfie!) instead of writing a card.

5. Share the love. Encourage kids to think of people who help them, from coaches to neighbors to the local firemen, and say thanks with cookies or cupcakes.

6. Put things in perspective. Talk to your kids about those who are less fortunate. Understanding that not everyone has the same advantages will help them develop compassion for others and gratitude for their own privileges.

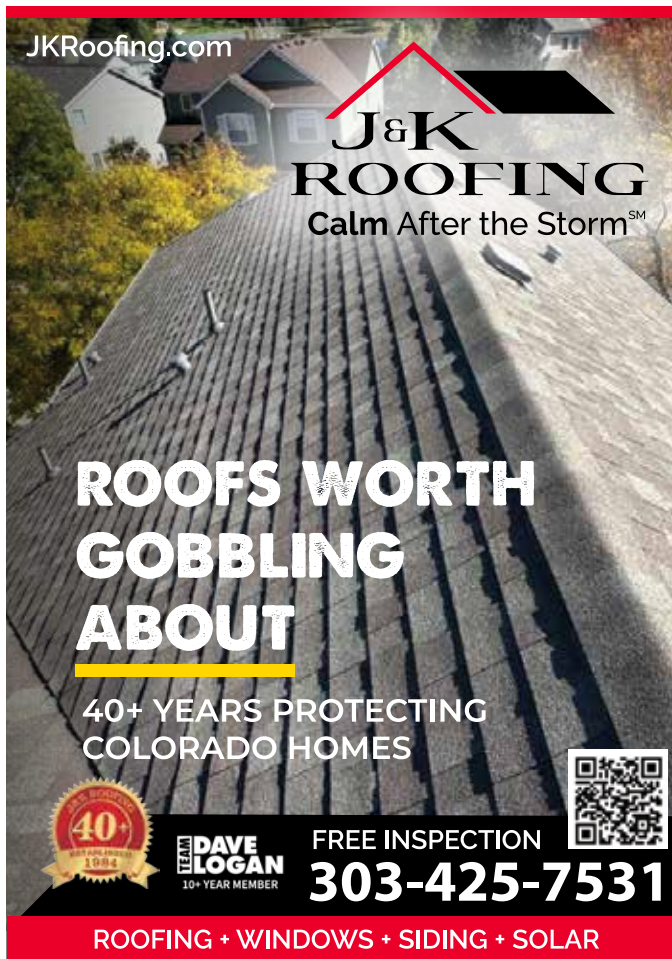
7. Let kids choose. Encourage kids to turn their interests into action. Whether it's a fundraising drive at school, a bake sale, or a run for charity, expressing their interests and using their skills for a good cause is a great way to boost their confidence and give them a chance to give back at the same time.

8. Get involved. If kids are too young to go alone or aren't comfortable dealing with strangers solo, make giving back a family affair. Find places where you can volunteer together or let your child choose a charity to donate to.

9. Make gratitude part of bedtime. When you tuck them in at night, ask your child to tell you three things they're grateful for. Even if they've had a bad day it will help them — and you — end each day on a positive note.

10. Give kids credit. Be mindful of the fact that your child may have their own way of expressing gratitude, even if it doesn't fit your expectations.

—<https://childmind.org/article>



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The 15 Must-Dos Of Fall Yard Cleanup

1. Clean out debris. Clear out flower beds of leaves, etc. to keep the critters away from your house. Pay special attention to rose beds, as their foliage can foster disease over the winter.

2. Clean up the vegetable garden. After the final harvest, pull out old vegetable plants and remove debris. Now is the time to prep your soil for maximum yield next season.

3. Trim rogue branches. Trim up dead, damaged, or diseased branches. Prune out-of-place tree branches that may cause trouble during the winter.

4. Clean out the gutters. Before the rain and snow start falling, clear out the leaves and other debris from your home's rain gutters. Check for proper drainage, clear out any blockages with a small garden trowel, and rinse with a hose.

5. Dry everything out. Drain all water from hoses, fountains, drip irrigation, and other water features, and store them in a dry place. Don't forget to blow out those sprinklers!

6. Aerate the lawn. Break up soil to keep water from pooling and guarantee that nutrients will reach the roots over the winter.

7. Feed the lawn. Send your yard into winter with the nutrients it needs to survive the long, cold sleep. Add a fall lawn fertilizer with high phosphorous content to encourage root growth and enjoy a lush, green lawn come spring.

8. Rake and mulch. Left alone, leaf litter can suffocate the grass. So, rake them up, shred them, and use them as mulch for young trees, shrubs, and flower beds to provide a boost of nutrients, help with weed control, and keep roots warm. You might even be able to skip the raking part if you use a lawn mower to mulch the leaves in your yard.

9. Prune trees and shrubs. Trim any dead branches and cut back overgrown trees and bushes during your fall clean up routine. For fall bloomers, you may want to wait until they've stopped flowering, which can be late winter or early spring.

10. Give it one last mow. Set your mower to a low setting and give the lawn a close buzz before winter sets in.

11. Divide and cut back perennials. Divide plants and add them to other beds where they will also do well. This saves money and time in the spring. Fall-blooming perennials like chrysanthemums shouldn't be divided now—wait and divide them in the spring.

12. Protect cold-sensitive plants. Keep sensitive perennials, shrubs, and roses in top shape through the cold days of winter. Add mulch to the base and wrap plants in cloth barriers to prevent damage from freezing.

13. Plant bulbs, shrubs, and fall annuals. If you want to add new shrubs or spring bulbs like hyacinth, now is the time to get them in the ground. Fall annuals are also a great addition to keep some color in your yard as other plants go to sleep.

14. Protect the deck. Prevent mold and mildew by giving the deck a good power wash. Once the deck is clean and dry, add a weatherproofing stain to protect the wood from moisture damage over the winter.

15. Clean tools and store them. Plants get diseases just like humans and animals. All-purpose cleaner or rubbing alcohol can disinfect small tools like pruners and loppers while you can use bleach for larger metal tools like shovels.

—<https://www.safewise.com>



IF YOU ARE EVEN REMOTELY THINKING ABOUT BUYING, DO IT NOW!

Here are the real estate market stats for September and it's clear that the market is in favor of buyers right now. We have about 12,000 active listings on the market, which is putting pressure on sellers to lower their asking prices, do more preparations to their home, and offer more concessions for inspections items. The average days on market is 36, compared to 26 last September, so it's taking longer to sell a home this year. In September 2022, the days on market was 17! It's always harder to sell and easier to buy in October-December, but this year even more so.

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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.

We can only be said to be alive in those moments when our hearts are conscious of our treasures.

–Thorton Wilder

We should just be thankful for being together.

I think that's what they mean by Thanksgiving.

–Charlie Brown

It's up to us to choose contentment and thankfulness now – and to stop imagining that we have to have everything perfect before we'll be happy.

–Joanna Gaines

There is always, always something to be thankful for.

–Rhonda Byrne

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BROADWAY ESTATES RECENT SALES

Address	Date Sold	Original List Price	Sold Price	Beds	Baths	Ttl Sq. Ft.
1501 E Caley Avenue	10/3/25	\$940,000.00	\$915,000.00	4	3	2,687
6392 S Lafayette Street	7/31/25	\$785,000.00	\$785,000.00	4	4	2,958
6635 S Sherman Street	9/19/25	\$859,000.00	\$675,000.00	4	2	2,376
6560 S Washington Street	9/24/25	\$699,900.00	\$658,000.00	5	2	2,376
215 E Panama Drive	9/5/25	\$645,000.00	\$648,000.00	6	3	2,376
2213 E Panama Drive	7/2/25	\$650,000.00	\$640,000.00	3	2	1,727
6625 S Ogden Street	7/23/25	\$649,000.00	\$615,000.00	5	3	2,725
6478 S Marion Street	10/10/25	\$610,000.00	\$570,200.00	4	3	2,714
6666 S Pennsylvania Street	7/15/25	\$550,000.00	\$560,000.00	3	2	2,332
1685 E Noble Place	9/22/25	\$575,000.00	\$555,000.00	5	2	2,618
6600 S Williams Circle	8/28/25	\$529,900.00	\$540,000.00	5	3	2,877
6579 S Lincoln Street	9/19/25	\$575,000.00	\$495,000.00	5	3	2,884
6698 S Wellington Court	8/21/25	\$515,000.00	\$460,000.00	5	2	2,376
6586 S Kit Carson Street	10/10/25	\$499,000.00	\$435,500.00	3	2	2,236

Based on information from REColorado, Inc. for the period 7/1/25-10/15/25. 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: \$610,356

of Homes Sold so far this year: 35

Average Days on Market: 31

Average % of Sold Price to List Price: 96.39%

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!

"Where do I begin to tell you how awesome Kyla is to work with? First, she's so knowledgeable. She clearly knows real estate very well, and my husband and I felt like we were in good hands through the entire process. She's attentive and super punctual. Her communication is top notch, and the team of folks that support her are also really great. I was thrilled with the house we found, but a little sad that we wouldn't have an excuse to hang out with Kyla anymore. (Until we sell our other house that is!) Pick Kyla, you can't go wrong! She's no pressure, just lots of really good information and a calm steady grace that you can count on throughout the process. I'm off to go make more friends, just so I have more people I can recommend Kyla to." ~ Jessica and Brett, Centennial Sept., 2025



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