

Broadway Estates



Pumpkin Bread

Fire up your coziest playlist, grab your baking gear and get ready for the most incredible homemade pumpkin bread of your life.

Ingredients:

- 1 can (15 ounces) pumpkin (not pumpkin pie mix)
- 1 ²/₃ cups sugar
- 2/3 cup vegetable oil
- 2 teaspoons vanilla
- 4 eggs
- 3 c. all-purpose or whole wheat flour
- 1/2 cup coarsely chopped nuts
- 1/2 cup raisins, if desired
- 2 teaspoons baking soda
- 1 teaspoon salt
- 1 teaspoon ground cinnamon
- 1/2 teaspoon baking powder
- 1/2 teaspoon ground cloves

Steps:

1. Move oven rack to low position so that tops of pans will be in center of oven. Heat oven to 350°F. Grease bottoms only of 2 loaf pans, 8 1/2x4 1/2x2 1/2 inches, or 1 loaf pan 9x5x3 inches, with shortening.
2. Stir together pumpkin, sugar, oil, vanilla and eggs in large bowl. Stir in remaining ingredients. Pour into pans.
3. Bake 8-inch loaves 50 to 60 minutes, 9-inch loaf 1 hour 10 minutes to 1 hour 20 minutes or until toothpick inserted in center comes out clean. Cool 10 minutes. Loosen sides of loaves from pans; remove from pans and place top side up on wire rack. Cool completely, about 2 hours, before slicing.

– <https://www.bettycrocker.com/>



October 2023

Vol. 04 No. 10 • Circulation: 900



Charity Coat Drive Please Donate!

DATE: Saturday, Nov. 11

TIME: 2-4 PM

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

We are collecting coats, hats, and mittens to donate to **COATS FOR COLORADO**. Please help us by donating! If you have extra coats that you have outgrown or no longer need, we would appreciate it if you would donate them. Just swing by the park and drop them off and we'll handle the rest. Questions? Contact Kyla at kylahammondrealty@gmail.com.

Sponsored by:



Local Pumpkin Patches

Anderson Farms, Erie, CO. Known as one of Colorado's longest-running corn mazes and pumpkin patches, Anderson Farms has become a northeast Colorado favorite fall attraction. Located in Erie, Anderson Farms not only boasts the biggest pumpkin patch in Colorado but also has gourd launching displays, pony rides, a playground, and a farm stand. Take a hayride to the pumpkin patch where you can choose from over 26 varieties of squash, pumpkins and gourds.

Cottonwood Farms, Lafayette, CO. Cottonwood Farms not only has a well-stocked pumpkin patch but also features a corn maze, farm animals, straw-bale maze and hayrides. This farm, which offers free admission during weekdays and \$5 on Saturday and Sunday, is a destination for both fall produce and Christmas trees from Thanksgiving to Christmas.

Denver Botanic Gardens Chatfield Farms, Littleton, CO. At Denver Botanic Gardens, Chatfield Farms boasts a 10-acre pumpkin patch and an seven-acre corn maze. A mini-maze is even offered for small children to enjoy. Guests can drop their pumpkins off at the pumpkin daycare while they enjoy the rest of Chatfield Farms.

Miller Farms, Platteville, CO. A family-run business for generations, Miller Farms offers a pumpkin patch, petting zoo, corn maze and hayrides through 180-acres of fields where you can pick your own vegetables. Guests can also learn about the true nature of farm life with their farm tours. The Annual Fall Festival is a popular time to visit this Platteville farm.

There's Snow Place Like Home: Keeping Up With Home Maintenance During The Winter



Your home is a major investment, and although the winter weather tends to make us want to stay indoors, there are still bits and pieces we need to check over every now and again. Even periodic checks of equipment and areas of your home could potentially help you save on expensive repairs. To help you keep your home in tip-top shape this winter, and any extreme cold weather, here is a handy home maintenance and safety checklist.

continued on page 3

Advertising:

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.

To place an ad, call **Colorado Lasertype, 303-979-7499.**
Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

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.



Kyla Hammond
720.431.1239



Arapahoe County Market Update

August

	2022	2023	+/-
Active Listings	1,653	1,259	-23.8%
Pending Listings	901	807	-10.4%
New Listings	1,100	989	-10.1%
Closed Listings	937	862	-8.0%
Days in MLS	18	21	+16.7%
Median Closed Price	\$521,250	\$525,000	+0.7%
Average Closed Price	\$583,817	\$640,307	+9.7%
% of Closed Price to List Price	99.7%	99.6%	-0.1%

Source: Based on information from REcolorado® and IRES for the period 8/1/22 - 8/31/22 vs. 8/1/23 - 8/31/23. Not all properties were listed and/or sold by the Brokerage. REcolorado® and IRES do not guarantee, nor are they 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.

Home Maintenance During The Winter, *continued from page 2*

13 WINTER HOME MAINTENANCE TIPS

1. Is the wind coming in?

Check for door and window drafts

Do you feel any cold air seeping in from doors and windows? This could indicate poor sealing. One way you can check is to use an incense stick. Take one, light it, and hold it up to the suspected door or window. If the smoke whirls around instead of rising as it normally would, then this indicates a crack. You can fill those cracks with caulk or even add weatherstripping. Sealing those cracks could help you save on your winter energy bills.

2. Ice is not nice. Check for roof ice dams

If you live in areas where snow and ice are more common during the winter months, you may end up having ice dams on the overhang of your roof. An ice dam is an area, usually on the edge of your roof, where snow and running water accumulate. Typically, water runs down and collects at the overhang where there's less heating, leading the water to freeze. Ice dams can lead to water seeping into your attic and damaging your roof and ceiling. For maintenance, use a rake to clear away ice or install heated cables along your roof to prevent freezing and encourage water run-off through your gutters.

3. Just in case, check your fireplace

This is the time of year when many of us are gathering around fireplaces for warmth. For wood fireplaces, it's best to have them serviced each year for the removal of build-up and to decrease the chances of chimney fires. You can also have your gas fireplace serviced if you're not comfortable with doing it yourself. Just make sure that your smoke detectors and carbon monoxide detectors are working properly for your safety.

4. Believe the hype - Check for frozen pipes

Whether your home has metal and or plastic pipes, whenever water freezes, it expands, which can cause pipes to crack and burst – leading to repairs. Pipes that are more susceptible to freezing are those exposed to the outdoor winter weather like your outdoor water valves and any water valves that are in cooler areas of your home. One way to prevent your pipes from freezing is to add insulation. You can add pipe sleeves, heat tape, or even allow your water to run a little to help keep your pipes from freezing.

5. Any outdoor clutter? Time to check the gutters

Although it's winter, you can still have leaves and other clutter around your gutters. Clogged gutters prevent water from continuing its flow away from your home. It's as simple as dedicating a little extra time on the weekends or weekday afternoons to clear out your gutters and make sure there's nothing blocking water flow from your home. Left unchecked, you run the risk of damaging your foundation, ceilings, walls and possibly basement flooding.

6. Don't let things get off kilter - Check your air filters

Don't make your HVAC system work harder than it needs to this winter. Check your air filters for collected dirt and dust. By keeping your filters clean, you'll not only have cleaner air, but you could also save on your energy bill. Another plus is that your rooms can be more properly warmed. Make sure to find the appropriate sizes and replace your air filters this winter.

continued on page 4

MARY KAY
TIMEWISE® MIRACLE SET®
 RESET THE PACE OF SKIN'S VISIBLE AGING STARTING IN AS LITTLE AS 2 WEEKS!
 With the *TimeWise® Miracle Set*®, you'll be on your way to strong, healthy skin from day one, and week after week brings you closer to your best skin yet.
 Ask me how to start a skin care routine that's personalized just for you!
*Results based on one of eight independent third-party clinical or consumer studies in which from 55 to 214 women used a TimeWise® Miracle Set® product as directed
 Candace Holte
 Independent Sales Director
<https://www.marykay.com/CHolte>
 (720) 683-6472



Locally Owned & Operated
Relevel.it
 Concrete Lifting • Leveling • Curb Repair
 Free Estimate - Call 303-562-3844

- 1/2 Cost of Replacing
- Ready for Immediate Use
- Eliminates Tripping Hazards

Multiple Job Discount



10% Off With Ad

JDog®
 Providing Services The Military Way, With Respect, Integrity & Trust!
 American & Veteran Owned Residential & Commercial Services
 Hank McClellan
720.549.0911
MENTION THIS AD AND GET 10% OFF!
centennial@jdog.com
jdogsouthdenver.com



Jay Financial
 dreams with direction.
 Comprehensive Financial & Business Planning
 Call for a free consultation | 303-260-9494 | jayfinancialgroup.com
 5601 S. Broadway Blvd., Ste 395, Littleton, CO 80121




Securities and advisory services offered through Commonwealth Financial Network®, Member FINRA/SIPC, a Registered Investment Adviser. Fixed insurance products and services are separate from and not offered through Commonwealth Financial Network.

Home Maintenance During The Winter, *continued from page 3*

7. Avoid harm with working carbon monoxide and smoke alarms

When we're running our heating systems, space heaters, and fireplaces during the wintertime, it's important to make sure our CO detectors and smoke detectors are functioning properly. If your smoke alarm is beeping, it may be time to replace the batteries or replace the unit. There is also an influx of home fires in the fall and winter, with most of them starting in the kitchen and being caused by heating sources (The Red Cross). Make sure you and your family are prepared with working CO detectors and smoke alarms.

8. Store away your seasonal tools

Keep your shovels, rakes, trimmers, and other tools stored safely away from the winter elements. You'll prolong their use and also be able to easily locate them when you need them. Also, consider keeping a de-icing product or medium on hand like sand or salt if you live in an area prone to snow and ice.

9. Keep things bright with working outdoor lights

Check your outdoor lights to ensure they're burning. If you want to try to save on your bill, consider adding solar lights to your driveway or yard. You can also invest in smart lighting to set a schedule for when your outdoor lights should turn on and off. Plus, this can help with securing your home to make it look as if someone's there when everyone's away.

10. Be sure to trim those tree limbs

Once the leaves fall off trees for the winter, limbs are exposed, and a lot of times you may be able to identify dead limbs as well as those that have dropped down too close to the ground or above your house. Go ahead and arrange for the limbs to be trimmed back. Ultimately, you'll spare yourself some extra trouble and work in the event of an ice or snowstorm.

11. Keep in step with winter storm prep

Are you stocked up on food supplies and household necessities in the event of winter storms? If possible, try to avoid the rush before the storm by stocking up on supplies like flashlights, batteries, canned goods, water, medications, blankets, and any other necessary items. Having these items on hand can make a huge difference in the event you're snowed in, the roads are too bad to travel, or worse – there's no power.

12. Don't wait until later – Do you have a generator?

It's better to be over-prepared than under-prepared in the event of an emergency. If you don't have a home generator, we'd recommend investing in one just in case you lose power – especially if you live a good distance from city services or neighbors. Look for generators that have cold start technology, a portable design, and a fuel gauge. With a generator, you can also prevent perishables from going to the bad (and having to replace them later). Just make sure you follow safety procedures when using your generator.

— Safety and Security Reporter, Safety.com, Jalesa Campbell

Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

*Free initial consultation.
Evening and Saturday appointments available.*

Call 303-794-5901

Patrick M. Plank, Attorney at Law
26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com

NO SWEAT INTRO SESSION

Free 1:1 Session with a Certified Personal Trainer

CALL TO SCHEDULE YOUR SESSION TODAY!

New Client Special

\$10

7-DAYS UNLIMITED CLASSES

BOOT CAMP
All boot camp classes at HQ & Brewery Boot Camp at Lone Tree Brewing.

SPIN CLASSES
All spin classes are available virtually and in-person.

PERSONAL TRAINING
Customized fitness programs to crush your fitness goals.

LET'S GET STRONGER TOGETHER

COLORADO FITNESS HEADQUARTERS

720.810.0230

@COFITNESSHQ

Hey Neighbor!

You may have seen me driving through our neighborhood and wondered what it is I do. I'm your local contact for all things beauty! My joy is finding skincare and color solutions for every age, season and budget.

I'm hosting a neighborhood day, where you can join me for your complimentary coffee, skin analysis, and consult (virtual or in-person-your choice!), complete with recommendations!

I look forward to your call or text!

Candace

Scan here for a consult!

720-683-6472

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 www.coloradolasertype.com.

OB PAINTING. Interior/Exterior. Free Est. Call today! 25 years in business! Rob: 303-986-8198

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

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

Lawn Works, LTD: Lawn-Care, Sprinkler-Repair/Blowouts. Plugless Aeration. (720)999-2245

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

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

BOOST YOUR FALL BUSINESS!
ADVERTISE IN THIS NEWSLETTER!

303-979-7499

Colorado Lasertype
 Your neighborhood newsletter publisher

GetInfo@ColoradoLasertype.com
www.coloradolasertype.com

November ad deadline is December 15th

This Space
Intentionally Left Blank
for Teen Services

JKRoofing.com

J&K ROOFING
 Calm After the StormSM

Fall in love with your roof

35+ YEARS OF SERVICE
 1988

BBB A+ ACCREDITED

TEAM DAVE LOGAN
 10+ YEAR MEMBER

- Storm Damage & Insurance Claims
- Established Roofing and Exteriors Company
- Windows, Siding, Solar Roof Shingles & Panels

FREE INSPECTIONS

303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR

METRO DENVER FARMERS' MARKET
MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

Check out our great recipes online!

For more information call the
Metro Denver Farmers' Market Hotline
303-887-FARM
www.denverfarmersmarket.com

SNAP, Facebook, CREDIT UNION OF COLORADO

BROADWAY ESTATES RECENT SALES

Date Sold	Address	List Price	Sold Price	Ttl Sq. Ft.	Beds	Baths	Parking Total
08/01/2023	6667 S Lee Court	\$764,900.00	\$751,000.00	2,552	4	3	2
06/30/2023	1807 E Euclid Avenue	\$695,000.00	\$700,000.00	2,111	4	3	4
07/07/2023	1508 E Caley Avenue	\$674,900.00	\$686,000.00	2,019	4	3	3
08/04/2023	6647 S Clarkson Street	\$700,000.00	\$667,500.00	2,221	4	3	1
08/23/2023	6610 S Grant Street	\$699,000.00	\$660,000.00	2,082	4	3	1
06/23/2023	163 E Panama Drive	\$665,000.00	\$655,500.00	1,860	4	2	1
05/26/2023	6521 S Logan Street	\$675,000.00	\$626,500.00	2,257	4	3	2
08/09/2023	6639 S Kit Carson Street	\$625,000.00	\$625,000.00	2,404	4	2	4
07/21/2023	6512 S Sherman Street	\$630,000.00	\$620,000.00	2,400	5	3	2
06/30/2023	327 E Panama Drive	\$625,000.00	\$610,000.00	2,276	5	2	2
05/26/2023	1704 E Euclid Avenue	\$595,000.00	\$600,000.00	2,062	4	2	3

Based on information from REColorado, Inc. for the period 5/1/23-9/15/23. 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.



Kyla Hammond
 REALTOR® YOUR CASTLE
 REAL ESTATE

720.431.1239

KylaHammondRealty@gmail.com

KylaHammond.com

Exceptional Service, Value & Trust

Kyla Is Highly Recommended in the Neighborhood:

"Kyla Hammond is the best! She has the heart of an angel. She was so gracious and kind. She handled everything for us. Thanks to Kyla's incredible kindness, knowledge and expertise. She made it so easy and we trusted her 100 percent with everything. If we had any questions or concerns, she was right there. If you are looking for a real estate agent that goes above and beyond, give her a call and tell her my brother, Dennis recommended her! You will be glad you did, believe me!"
 Joanna and Dennis, Centennial, Aug 2023

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!



1793 W Kettle Ave.
 Littleton CO 80120
 4 Beds/ 3 Bath/4,537 Sq. Ft./3 car garage
 Sold 8/4/23 for \$978,600

Kyla's Recent Sales

What's your home really worth? Pricing a home correctly is critical in this market to optimize your sale. Call a trusted agent who is familiar with the neighborhood and can help you sell at the highest price possible. Call me if you would like to know your home value!



410 Costilla Ave.
 Centennial, CO 80122
 4 Beds/4 Baths/2,896 Sq. Ft./1 Car garage
 Sold 7/24/23 for \$590,000