

Broadway Estates



Buddy: The Buddy Holly Story

September 12, 2025 – October 19, 2025

Featuring the hits of Buddy Holly and The Crickets. With all other songs, arrangements, and incidental music by Paul Jury

Town Hall Arts Center kicks off our 43rd season with the true story of Buddy Holly and The Crickets! From his meteoric rise to fame to his legendary final performance, Buddy Holly is considered a rock and roll icon, and this high-octane, jukebox biographical musical is a perfect celebration of his greatest hits. Dynamic performances of chart-toppers like Peggy Sue, That'll Be the Day, Oh Boy! and many more will allow audiences to experience the passion, determination, and unforgettable music of a man who left an indelible mark on rock history.

—<https://townhallartscenter.org>

See Elk In Rocky Mountain National Park

The elk rut is in full swing at Rocky Mountain National Park. In late August and into September, the mating season for the Colorado elk begins. The town of Estes Park and Rocky Mountain National Park are some of the best places in the state to witness this truly magnificent display of Mother Nature. The ritual begins with the male elk shedding their velvet to make their antlers nice and sharp to battle other male elk in the quest for a female companion.

The male elk can also be heard bugling for miles away as they make their call for a mate. Herds of elk can be seen in large grassy meadows within the park and even in downtown Estes Park. During “Elktober,” it is almost impossible not to see an elk.

September 2025

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Excess Harvest From Your Garden

Excess harvest can be handled in several ways: freezing, canning, drying, donating to food banks or charities, sharing with neighbors, making jams or jellies, or composting any unusable portions.

- **Freezing:** Blanching and freezing vegetables like spinach, kale, and zucchini preserves their nutrients and texture for future use.
- **Canning:** This allows for long-term storage of items like tomatoes, pickles, and jams.
- **Drying:** Drying herbs, fruits, and some vegetables (like tomatoes) reduces their size and weight for easy storage.
- **Pickling:** Pickling vegetables in vinegar and spices creates a flavorful and long-lasting preservation method.
- **Fermenting:** Fermenting foods like sauerkraut and kimchi can be a great way to add probiotics to your diet.
- **Donating:** Food banks and charities are often grateful for fresh produce donations.
- **Sharing with neighbors:** A simple act of sharing with those around you can build community and reduce waste.
- **Selling:** If you have a surplus, consider selling at a farmers market or through a local co-op.
- **Composting:** Composting is a great way to recycle any overripe, bruised, or unusable parts of the harvest back into the garden, creating nutrient-rich soil for next year.
- **Creating a “harvest restaurant”:** Host a dinner party featuring your excess produce.
- **Donating to local nursing homes:** Some nursing homes appreciate fresh produce for their residents.



Tips For Leaf Peeping:

Peak fall colors typically occur in late September and early October, but can vary depending on elevation and weather.

- **Check Conditions:** Before heading out, check trail conditions, parking availability, and any potential closures.
- **Consider Mid-Week Trips:** Weekends can be very crowded, especially at popular locations like Kenosha Pass.
- **Explore Beyond the Popular Spots:** Many lesser-known trails and scenic drives offer equally stunning views.
- **Be Prepared:** Bring layers of clothing, as mountain weather can change quickly, according to Follow Tiff's Journey.

Sedalia, Colorado Scottish Festival

The annual Colorado Scottish Festival, presented by the St. Andrew Society of Colorado, is a family-friendly event that showcases Scottish traditions, culture, and history. With something for all ages, there will be athletic competitions, re-enactments, weaving, leather working, blacksmithing, traditional Celtic folk music, piping, and drumming.

Providing visitors with a chance to learn about their family trees at the Clan Tents, this year's 60th event takes place from Saturday to Sunday, September 20th to 21st, 2025, at the Denver Polo Club in Sedalia. Also featuring Irish step dancing, lectures, and a performance by the World Junior Highland Dance Champion, there will be plenty of vendors with Scottish and Celtic items for sale. A family-friendly event to celebrate the magic of Scotland in your own backyard.

Featuring:

- Highland Games and Athletic Competitions
- Pipe and Drumming Competitions
- Highland & Irish Dancing
- Clans/Tartan Information
- Historic Re-Enactments
- Scottish Mini-Tattoo Event
- Traditional Scottish & Irish Music
- Thistle Club – VIP Package
- Whisky Tastings
- Celtic Merchandise/Craft Vendors
- Beer Tent
- Food Vendors
- Children's Activities
- Dogs of the British Isles
- British Cars (Sunday only)
- Kirkin' of the Tartan (Sunday morning)

With food vendors, traditional culinary dishes, a beer tent, whiskey tastings, and John Shields' famous haggis, you're sure to have a full belly and a good time. For those looking to see some action, there will be combat and swordsmanship elements to the festival in addition to weaponry with a range of swords. And for anyone looking to bust a move, there will be a concert at the end of the first day while those bringing kids will be happy to know there are activities meant especially for them.

A great event to experience and learn more about Scottish culture, The Colorado Scottish Festival is a great way to spend a weekend.

–<https://www.uncovercolorado.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.



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** 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.



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Chipotle Chicken And Corn Chowder

INGREDIENTS

- 1 can chipotle chiles in adobo sauce
- 2 tablespoons unsalted butter
- 1 poblano pepper, seeded and finely chopped
- 1 red bell pepper, seeded and finely chopped
- 1 teaspoon ground cumin
- ½ teaspoon dried oregano
- ½ teaspoon dried thyme
- 6 cloves garlic, minced
- 2 tablespoons all-purpose flour
- 3 cups whole milk
- 2 cups chicken stock
- 6 small red potatoes, peeled and diced small
- 4 ounces Monterey Jack cheese, shredded (about 1 cup)
- 4 ounces Cheddar cheese, shredded (about 1 cup)
- 2 cups diced cooked chicken
- 30 ounces canned sweet corn, drained
- 15 ounces canned cream-style corn
- 1 cup crushed tortilla chips
- Juice from 1 lime, about 2 tablespoons
- Chopped cilantro, to garnish (optional)

INSTRUCTIONS

Remove one chile from the can of chiles and mince it. Remove 1 teaspoon of the adobo sauce and set it aside to be used later. You can save the remaining chiles and sauce for another use.

Melt the butter in a large Dutch oven or stock pot over medium heat. Add the poblano pepper, red bell pepper, the chile from the can, cumin, thyme and oregano, and sauté for 5 to 7 minutes, or until the peppers become soft. Add the garlic, stir and cook for an additional 30 seconds, or until fragrant.

Stir in the flour with a wooden spoon and cook for 1 minute, or until there is no longer any visible raw flour. Slowly stir in the milk and chicken broth, scraping up any bits from the bottom of the pan as you stir.

Add the potatoes, bring the mixture to a boil, then reduce the heat to low and simmer for 10 to 15 minutes, or until the potatoes are tender and can be easily pierced with a knife.

Add the shredded cheeses a handful at a time, stirring after each addition until the cheese is completely melted.

Finally, stir in the chicken, both cans of corn, the tortilla chips, lime juice and the reserved 1 teaspoon of adobo sauce. Cover and cook for an additional 10 minutes, or until the soup is completely heated through. Serve immediately.

—<https://www.browneyedbaker.com>

National Grandparents Day

On the Sunday following Labor Day, National Grandparents Day honors the love only grandparents can provide. Grandparents and their grandchildren share a special bond. These hugging, caring and patient people in the lives of children offer more than a generous dose of love. Grandparents provide an abundance of wisdom. They also offer guidance and stability.

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High Yield APY subject to change anytime, see rate sheet for current rates.

Membership required with \$25.00 deposit to Base Share Savings. Offer subject to change without notice.

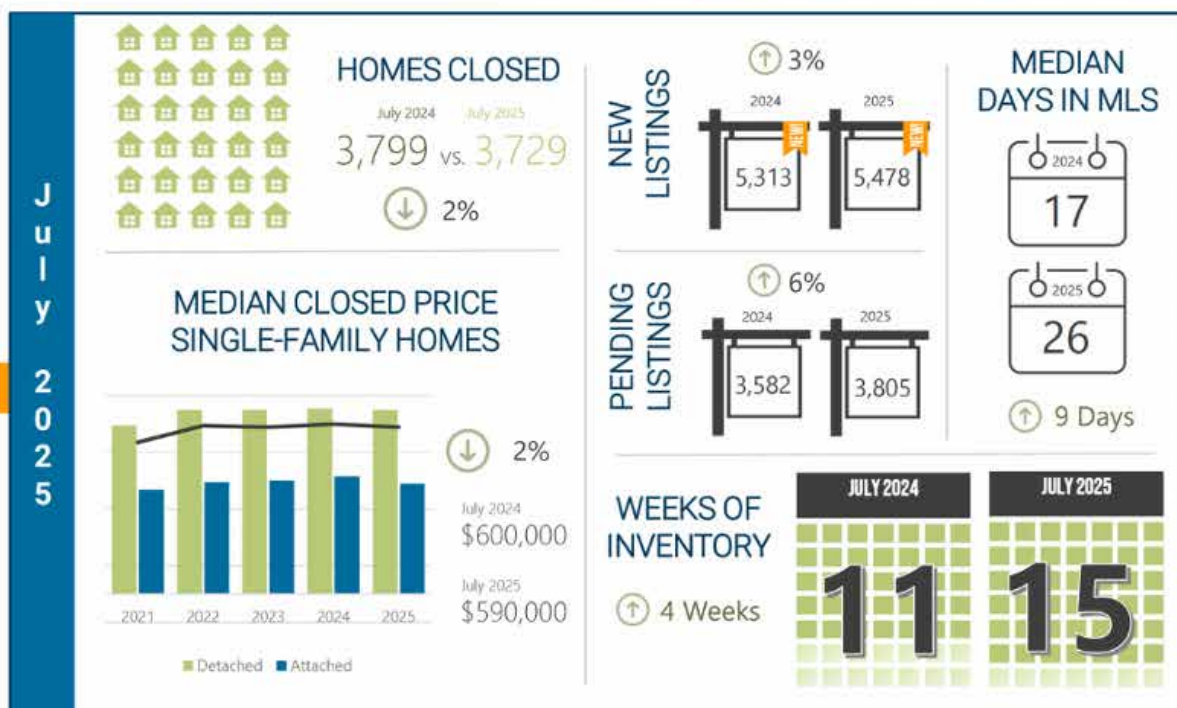
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I'm always happy when July is over, both personally and professionally. Personally, I hate the heat that settles in this month, and professionally, the real estate market slows WAY down in July and August. People are sometimes surprised to hear that, but buyers are most active in Spring, and after July 1, buyer traffic and motivation decrease, as families are on vacation and people have already made their decisions about a move prior to the school year starting. This July's stats show the definitive softening of the market overall compared to last year. More homes on the market, more days to get a offer, and 2% fewer homes sold at 2% under last year's prices. So the market has not "crashed" but is showing signs of correcting from the extreme Covid market of 2020-2023. Who is selling successfully? My sellers are preparing their house for the market with fresh paint, carpet, and professional staging. They are also pricing strategically. And buyers have more choices than they've had in the past decade, so the process is much more fun to know you can make a reasonable purchase and take some time in your decision making. Overall, a lot of homes are selling, it's just a more normal selling experience now.

Market UPDATE

RECOLORADO®

DENVER METRO AREA
YEAR OVER YEAR MARKET WATCH



RECOLORADO.COM

Greater Denver Metro Counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park.
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REALTOR® YOUR CASTLE

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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.

*All the months are crude experiments,
out of which the perfect September is made.*
—Virginia Woolf

*September days have the warmth of summer in their
briefer hours, but in their lengthening evenings
a prophetic breath of autumn.*
—Rowland E. Robinson

Let's Build Beds Together!

Join J&K Roofing and Sleep in Heavenly Peace - Denver Chapter on Saturday, October 11 for a fun, hands-on bed build at 13000 W 43rd Drive, Golden. No experience needed—just show up ready to help local kids who need a bed to sleep in. It's a family-friendly event that brings the community together for a great cause. No kid sleeps on the floor in our town! Sign up or donate: shpbeds.org/chapter/co-denver



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**Our October
deadline is
September 15th.**



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**NEWSLETTER
CONNECTIONS**



BROADWAY ESTATES RECENT SALES

Address	Date Sold	Original List Price	Current Price	Beds	Baths	Ttl Sq. Ft.
6392 S Lafayette Street	7/31/25	\$785,000.00	\$785,000.00	4	4	2,958
6500 S Downing Street	6/20/25	\$734,000.00	\$730,000.00	3	3	2,404
6537 S Lee Court	4/23/25	\$675,000.00	\$702,000.00	5	3	2,356
1394 E Panama Drive	4/8/25	\$645,000.00	\$656,000.00	4	4	3,200
6576 S Lincoln Street	5/16/25	\$649,900.00	\$655,000.00	5	3	2,352
2213 E Panama Drive	7/2/25	\$650,000.00	\$640,000.00	3	2	1,727
6559 S Lincoln Street	4/28/25	\$650,000.00	\$635,000.00	4	3	2,976
6676 S Kit Carson Street	6/5/25	\$625,000.00	\$622,000.00	5	3	2,328
6625 S Ogden Street	7/23/25	\$649,000.00	\$615,000.00	5	3	2,725
6587 S Clarkson Street	5/28/25	\$610,000.00	\$610,000.00	4	2	2,376
6642 S Bridger Court	4/29/25	\$650,000.00	\$600,000.00	5	3	2,352
6666 S Pennsylvania Street	7/15/25	\$550,000.00	\$560,000.00	3	2	2,332
6620 S Downing Street	4/17/25	\$579,900.00	\$520,000.00	4	2	2,376
6552 S Pearl Street	6/3/25	\$525,000.00	\$502,000.00	5	3	2,552
215 E Panama Drive	4/11/25	\$485,000.00	\$425,000.00	0	0	2,376

Based on information from REColorado, Inc. for the period 4/1/25-8/15/25. 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: \$616,430

of Homes Sold this year: 25

Average Days on Market: 28

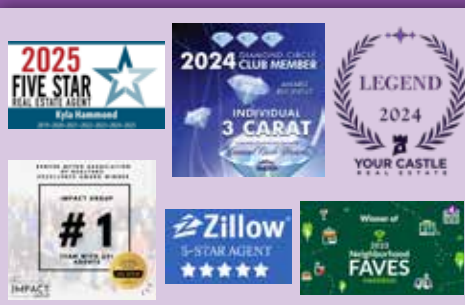
Average % of Sold Price to List Price: 99.65%

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 from start to finish! I've already recommended her to several friends in the area. She initially completed a thorough walk through and advised us on suggested upgrades to maximize our pricing potential and was right on the money with her estimates. She made sure we had key features of the house inspected, including the roof and sewer, prior to listing the house to avoid issues down the road. She was a tough advocate during negotiations and pushed back against some unreasonable requests. She was highly responsive and reliable throughout the entire process. The photographer she selected took beautiful photos and maximized interest immediately! Last, she has a calm and confident demeanor that provides the reassurance you want when selling your home. She made a tough move as easy as possible." ~ Ericka and Chris, Broadway Estates, July 2025



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