

Cherrywood Village



July 2024

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Summer Concert Series

The Littleton Museum and the Friends of the Library and Museum are delighted to be able to welcome you and your families back to the museum front lawn for the 2024 Summer Concert Series. The concert series is free, with open lawn seating on a first come, first serve basis. Concerts take place on Wednesdays from 6:30 p.m. - 8 p.m.

The ThreadBarons: Wed., July 10, 2024

Chris Thompson & Friends:

Wed., July 17, 2024

Delta Sonics: Wed., July 24, 2024

Dakota Blonde: Wed., July 31, 2024

Food Truck: Mike's Coney's: Food truck serving Michigan-style coney dogs. Guests are welcome to bring their own food as well.

Shade: Please don't bring large pop-up tents. If you bring an umbrella for shade, please sit toward the back so you don't block the view of others.

Pets: Well-controlled pets on short leashes are welcome.

Kids' Dance Zone: The Kids' Dance Zone is to the left of the stage (as you face the stage). It's a great spot to get those wiggles out and for kids to dance with their tall grown-ups without blocking views of the stage.

Bad Weather: The show goes on in the rain. In the event of extreme temperatures, strong wind, downpours, severe weather warnings, and/or close lightning the Museum may cancel or delay a show for a short time. If a show is canceled, the Museum will post an announcement on the Museum's Facebook page immediately. If there's no post on Facebook, the show is still on!

—<https://www.museum.littletonco.gov>



4th of July vs Independence Day

As many history buffs know, there's some irony to rise of the phrase "Fourth of July" since the date itself has little significance. Congress approved a declaration of independence on July 2, 1776, and John Adams expected that to be the most important date in American history. The official Declaration, however, was approved two days later by a committee. The first printed copies read "In Congress, July 4, 1776." Since that broadsheet was tacked up in cities all over the nation, the date stuck.

—<https://slate.com/>



FREE Electronic Recycling Event

DATE: Saturday, July 27th from 10:00-12:00
LOCATION: 7275 S Broadway, Littleton, CO 80122
South Suburban Church Parking Lot

Have Electronics to recycle? We are hosting an Electronic Recycling Day, where you can dump your old electronic devices. Here is a list of items that you can recycle for FREE: Desktops and Laptops • LCD monitors • LED monitors • Computer peripherals • Computer accessories • Computer mice • Keyboards • Copiers • Printers • Digital cameras • Cell phones • Game consoles. Now they ARE accepting TV's and CRT Monitors for a fee depending on the size.

The event starts at 10:00 AM and ends at 12:00 or until the truck is full. You can line up in the car line before 10:00, but it will not be possible to "drop off" your items in the parking lot before the event starts. The truck arrives right at 10:00. See you then!

Questions? Contact Kyla at kylahammondrealty@gmail.com

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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.



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is July 15th.



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Colorado Caves To Explore

Cave of the Winds: Named for the cool breezes that emanates from the cave's entrance, Cave of the Winds in Manitou Springs is perhaps one of the most popular and stunning attractions in the Pikes Peak and Colorado Springs area. The cave opened to tourists in 1881, and today you can see 15 massive and brightly lighted rooms within nearly a mile of underground limestone caverns. For those who want a peek into its haunting depths, they'll turn out the lights and you can explore by lantern-light tours (included a haunted option). The cave also offers two thrill rides: a zipline across a canyon to witness the grandeur of the area, and the Terror-Dactyl, which launches riders 200 feet into the canyon at nearly 100 miles per hour. You'll also find attractions like the Bat-A-Pult — a seated zipline ride that soars 1,200 feet round-trip — as well as obstacle courses, climbing walls and gemstone panning.

After a journey into the center of the mountains, consider a stop at nearby Manitou Cliff Dwellings, where Ancestral Puebloan homes are tucked into the side of sheer walls.

Glenwood Caverns Adventure Park: Take an aerial tram to the top of a bluff in Glenwood Springs, where a tour of the stalactite- and stalagmite-rich Glenwood Caverns begins. The caves themselves are actually near the top of the mountain, rather than near the bottom as you might expect and require a ride to the top on a gondola that also offers amazing views of the surrounding Roaring Fork Valley. The cave's wide-open, massive rooms are lined with otherworldly rock formations. If you're feeling like you've got the hang of this caving thing, there are also tours of undeveloped portions of the caverns that include some crawling and squeezing to get in to.

After a tour deep underground, take the high-speed alpine slide to the bottom of the bluff or enjoy one of the rides found at the Glenwood Caverns Adventure Park near the cave's entrance.

—<https://www.colorado.com/articles/colorado-cave-tours>

Did You Know...

- Independence Day was first celebrated in Philadelphia on July 8, 1776.
- Both Thomas Jefferson and John Adams died on Independence Day, July 4, 1826.
- In 1941, Congress declared July 4 a federal legal holiday.
- The 56 signers of the Declaration of Independence did not sign at the same time, nor did they sign on July 4, 1776. The official event occurred on August 2, 1776, when 50 men signed it. Later that year, five more signed separately, and one added his name in a later year. Thomas McKean was the last to sign in January 1777.
- The origin of Uncle Sam probably began in 1812, when Samuel Wilson was a meat packer who provided meat to the US Army. The meat shipments were stamped with the initials, U.S. Someone joked that the initials stood for "Uncle Sam." This joke eventually led to the idea of Uncle Sam symbolizing the United States government.
- Benjamin Franklin, John Adams, and Thomas Jefferson served on the committee that picked the eagle for the national seal. Benjamin Franklin wanted the turkey!

—<https://www.nashvillesmls.com>

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<p>Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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May 2024 Real Estate Market

The May real estate market showed some clear movement, namely in the surge of new listings which were up almost 33% over the number of listings in May of 2023. That's good news for our market, which tends to be low on inventory. And it's especially good news for buyers. Because we have fewer buyers in this market due to the higher interest rates, it will be more competitive for sellers when listing a home. Sellers need to consider putting in some effort and preparation into the home before listing. Buyers and sellers have become resigned to the higher interest rates being the norm, so more people are entering the market. For buyers, we are still seeing

some multiple offer situations on highly updated homes or homes priced to compete, but there are plenty of homes that are on the market for a few weeks, allowing buyers some time to consider their options. For sellers, if their listing is not overpriced, homes are selling fairly quickly. It is benefiting sellers to put some effort and preparation into their homes before listings. Fresh paint and carpet are basic preparations, and there may be other items that will help your home sell better. It's important to talk to an agent prior to doing any work to your home to make sure you are making changes that will improve your home and your selling price.



Kyla Hammond
720.431.1239



Arapahoe County Market Update

May

	2023	2024	+/-
Active Listings	1,058	1,740	+64.5%
Pending Listings	849	864	+1.8%
New Listings	971	1,302	+34.1%
Closed Listings	943	887	-5.9%
Days in MLS	18	23	+27.8%
Median Closed Price	\$529,000	\$533,500	+0.9%
Average Closed Price	\$651,508	\$647,342	-0.6%
% of Closed Price to List Price	100.6%	99.8%	-0.8%

Source: Based on information from REcolorado®, Inc. for the period 5/1/23 - 5/31/23 vs. 5/1/24 - 5/31/24. Not all properties were listed and/or sold by the Brokerage. 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. 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.

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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.

National 7-Eleven Day

On July 11th, one convenience chain celebrates with specials on National 7-Eleven Day! Conveniently scheduled on 7-11 of each year, the day often features one of their signature items, the Slurpee. The day focuses on franchise customers. The chain offers discounts and often free Slurpees in their many flavors. Since July is known for its summer heat, the icy cold beverage is a popular choice for cooling off all summer long.

If we ever forget that we are one nation under God, then we will be a nation gone under.

—Ronald Reagan



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CHERRYWOOD VILLAGE RECENT SALES

Date Sold	Address	List Price	Sold Price	Beds	Baths	Ttl Sq. Ft.	Parking Total
2/12/24	7820 S High Street	\$675,000	\$635,000	5	3	2,896	2
4/18/24	7744 S Gaylord Way	\$549,900	\$538,500	3	3	2,382	1
3/29/24	2156 E Mineral Avenue	\$600,000	\$529,000	4	2	2,200	4
2/1/24	2066 E Mineral Avenue	\$549,900	\$505,000	5	2	2,200	1

Based on information from REColorado, Inc. for the period 01/01/24-06/13/24. 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: \$551,875

of Homes Sold this year: 4

Average Days on Market: 30

Average % of Sold Price to List Price: 93%

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!

Kyla Is Highly Recommended!

"Kyla made the entire process of selling my house so easy. She knew all about my neighborhood and the types of homes that are in that neighborhood. She just seemed to know about everything, including the schools. Frankly, her knowledge of the area was the reason I selected her. And she did not let me down. She suggested a listing price that turned out to be just about perfect. Within 3 or 4 days of our listing, we had multiple good and valid offers. With her expertise guiding us, we were able to choose what we felt was the strongest offer. It just absolutely blew me away that we were able to close on the sale of the house in 2 weeks!" ~ Livingston, Cherrywood Village, 2024



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