

Southbridge



Prepare For Back to School

Back To School Shopping: Get your kids involved in back to school shopping and it won't seem like such a chore. Set spending limits for items such as clothing, shoes and backpacks and allow them to pick out what they like best, whether online or in a store. By doing this early, you'll avoid long lines at stores and anxiety at home in the days before classes commence. If your child must wear a uniform, make sure they have what they need before the first day. And don't forget to set up a comfortable home study space if they will be distance learning.

Create a Message Center: Life can be chaotic during the school year with all those online class meetings, sports practices and rehearsals. Create a message center so everyone in the family can keep track of schedules and appointments. You can build a home message center or purchase one that is ready to go.

Stock up on Supplies: Whether you homeschool your child or send them off to a private or public school, there's a good chance they'll need some supplies. Many schools provide a list of everything your child will need. Stock up on pencils, erasers, markers and rulers now so they are ready to go on day one. And keep your school supplies organized so you can find everything when you need them.

Create a Backpack Station: Set up a backpack and coat station. This can be installed in an entryway or mudroom as a designated spot for kids to hang their belongings when they come home each day. It can also help cut down on clutter.

—<https://www.familyhandyman.com>

August 2023

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FREE Paper Shredding Event

DATE: Saturday, Sept. 9 from 10-Noon

LOCATION: 7275 S Broadway, Littleton, CO 80122

South Suburban Church Parking Lot

The event starts at 10:00 a.m. and ends at noon 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 kylahammondreality@gmail.com



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National Farmers Market Week, August 6-12

National Farmers Market Week is a great opportunity to show the nation how much value markets bring to their communities. With fun events, specials, contests, and activities, the week helps to boost market attendance and visibility.

Brake Safety Week, August 20-26

Brake Safety Week is an annual commercial motor vehicle brake-safety inspection, enforcement, and education initiative conducted by law enforcement jurisdictions in Canada, Mexico, and the U.S.

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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.

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BE SURE TO CHECK PARK STATUS AT CPWSTATE.CO.US BEFORE HEADING OUT!

August Gardening Calendar

By Eileen Tully, Colorado Master Gardener, CSU

As gardeners, we enter a slower, more easy-going phase in the garden process. There's always something to do in the garden but we don't need to keep up the frenetic pace of planting-mulching-weeding that April and May demand. June's blooms may have faded, but with proper pruning some may make a reappearance in August. July's heat is over and there's still a lot of summer left.



- Peppers can be harvested anytime they achieve the size you need or want.
- Water tomatoes regularly until late August. After that, fruit will ripen more quickly when water is withheld.
- After harvesting and areas become empty sow cover crops, like annual rye grass, often called green manure, to build garden soil.

In August harvesting our gardening efforts has begun, but we can take time to do it right, even enjoy the process. If we pay attention, August presents a wisdom not available any other time of year. The garden is maturing now. We can see our mistakes, our successes, and the intrusions on our efforts that nature presents on her own. In August there's time to look around and appreciate the garden...and then get back to work.

MAJOR CHORES FOR AUGUST

Vegetables:

- Plant spinach and lettuce mid-month for a fall harvest.
- Harvest cucumbers intended for slicing when they are 6 to 8 inches.
- Onions are ready to harvest when their green tops fall over. Lift the bulbs and brush off loose soil. Bring them to a protected area like a porch or covered shed. Lay them out in a single layer on a surface that permits ventilation top and bottom. When the outer skins have turned papery place them in a mesh bag or old panty hose and place them in a dark and cool place.

Lawn:

- Begin lawn renovation and repair. Build up low areas with garden soil and over-seed areas that are thin or bare.
- Attack persistent weeds like bindweed with a 2, 4-D product. But the ultimate goal is to grow a thick healthy turf that will choke out weeds.

Garden:

- Newly planted perennials, trees and shrubs need consistent watering to get established.
- Fertilize roses for the last time around August 15th. Fertilizing later may stimulate new succulent growth that could damage the plant if there is an early frost.
- Divide spring blooming perennials if needed. Ways to tell if a perennial needs to be divided is if the plant has a 'hole' in the middle and doesn't look as attractive as it used to, if blooms decrease or stop altogether or if the plant is crowding out neighboring plants.

Take advantage of plant sales. Usually starting mid-to-late-August and into September many nurseries will have plants sales with prices as much as 50% off.

– <https://tra.extension.colostate.edu>

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Water Safety Tips

- DO learn to swim. If you like to have a good time doing water activities, being a strong swimmer is a must.
- DO take a friend along. Even though you may be a good swimmer, you never know when you may need help. Having friends around is safer and just more fun!
- DO know your limits. Watch out for the “too’s” - too tired, too cold, too far from safety, too much sun, too much hard activity.
- DO swim in supervised (watched) areas only, and follow all signs and warnings.
- DO wear a life jacket when boating, jet skiing, water skiing, rafting, or fishing.
- DO stay alert to currents. They can change quickly! If you get caught in a strong current, don’t fight it. Swim parallel to the shore until you have passed through it.

Near piers, jetties (lines of big rocks), small dams, and docks, the current gets unpredictable and could knock you around. If you find it hard to move around, head to shore. Learn to recognize and watch for dangerous waves and signs of rip currents - water that is a weird color, really choppy, foamy, or filled with pieces of stuff.

- DO keep an eye on the weather. If you spot bad weather (dark clouds, lightning), pack up and take the fun inside.
- DON’T mess around in the water. Pushing or dunking your friends can get easily out of hand.
- DON’T dive into shallow water. If you don’t know how deep the water is, don’t dive.
- DON’T float where you can’t swim. Keep checking to see if the water is too deep, or if you are too far away from the shore or the poolside.

–<https://www.cdc.gov>

Arapahoe County

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Mid-Year Real Estate Market Update

	SINGLE FAMILY HOMES	CONDOS AND TOWNHOMES
Number of Homes Closed	3,000	1,573
Average List Price	\$735,567	\$388,122
Average Closed Price	\$742,002	\$388,370
Average Days on Market	32	24
Average Closed Price to Original List Price	98.05%	98.82%

Source: Based on information from REcolorado, Inc. for the period 1/1/23 - 7/3/23. 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 any way responsible for its accuracy.

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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.

Centennial Under the Stars

The city's annual celebration and concert, Centennial Under the Stars, is returning to Centennial Center Park from 5-9 p.m. Saturday, Aug. 12. The band Libélula will perform as the live opener before the headliner, 6 Million Dollar Band, takes the stage. 6 Million Dollar Band describes itself as an 80s dance band. The event will feature local vendors, food trucks and family-friendly activities.

—<https://centennialcitizen.net/stories/centennial-to-offer-free-concerts-festivals-this-summer,437056>

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 **Colorado Lasertype** at getinfo@coloradolasertype.com and include the following information: the **neighborhood you live in**, your age, parent email 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 Colorado Lasertype.



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METRO DENVER FARMERS' MARKET

MARKET ON YOUR CALENDAR

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





SOUTHBRIDGE RECENT SALES

Date Sold	Address	List Price	Sold Price	Beds	Baths	Total Sq. Ft.	Garage Space
5/19/2023	7705 S Cedar Street	\$929,000	\$907,500	4	3	3,841	3
6/28/2023	7797 S Louthan Street	\$895,000	\$888,500	5	4	3,715	3
3/17/2023	7628 S Crocker Court	\$825,000	\$825,000	5	4	3,695	2
5/10/2023	7985 S Elati Circle	\$719,000	\$760,000	4	4	3,231	2
5/12/2023	350 W Jamison Circle Unit# 6	\$525,000	\$525,000	3	3	1,440	2
5/3/2023	342 W Jamison Place Unit# 62	\$500,000	\$492,500	3	3	1,559	2
3/10/2023	210 W Jamison Circle Unit# 39	\$429,000	\$429,000	3	3	2,116	2
6/12/2023	330 W Jamison Circle Unit# 14	\$400,000	\$409,500	2	3	1,640	2

Based on information from REColorado, Inc. for the period 3/1/23-7/3/23. 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.



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Kuldeep, Denver, July, 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!



JUST CLOSED:
 217 S Deframe St
 Golden, CO 80401
 4 Beds/ 3 Bath/4,246 Sq. Ft./ Outdoor Pool
 Sold 6/30/23 for \$985,000

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!



JUST CLOSED:
 2191 S Dover Way
 Lakewood, CO 80227
 4 Beds/3 Baths/2 Car garage
 Sold 5/17/23 for \$625,000