

# Southbridge



## 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  $\frac{2}{3}$  cups sugar
- $\frac{2}{3}$  cup vegetable oil
- 2 teaspoons vanilla
- 4 eggs
- 3 c. all-purpose or whole wheat flour
- $\frac{1}{2}$  cup coarsely chopped nuts
- $\frac{1}{2}$  cup raisins, if desired
- 2 teaspoons baking soda
- 1 teaspoon salt
- 1 teaspoon ground cinnamon
- $\frac{1}{2}$  teaspoon baking powder
- $\frac{1}{2}$  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  $\frac{1}{2}$ x4  $\frac{1}{2}$ x2  $\frac{1}{2}$  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: 315



## 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](mailto: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](mailto:getinfo@coloradolasertype.com)

To find ad rates and discounts, go to

[www.ColoradoLasertype.com](http://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	+/-
<b>Active Listings</b>	<b>1,653</b>	<b>1,259</b>	<b>-23.8%</b>
<b>Pending Listings</b>	<b>901</b>	<b>807</b>	<b>-10.4%</b>
<b>New Listings</b>	<b>1,100</b>	<b>989</b>	<b>-10.1%</b>
<b>Closed Listings</b>	<b>937</b>	<b>862</b>	<b>-8.0%</b>
<b>Days in MLS</b>	<b>18</b>	<b>21</b>	<b>+16.7%</b>
<b>Median Closed Price</b>	<b>\$521,250</b>	<b>\$525,000</b>	<b>+0.7%</b>
<b>Average Closed Price</b>	<b>\$583,817</b>	<b>\$640,307</b>	<b>+9.7%</b>
<b>% of Closed Price to List Price</b>	<b>99.7%</b>	<b>99.6%</b>	<b>-0.1%</b>

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

*continued on page 4*

JKRoofing.com

**J&K ROOFING**  
Calm After the Storm<sup>SM</sup>

**Fall in love with your roof**

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

35+ YEARS OF SERVICE  
BBB A+ RATED  
TEAM DAVE LOGAN  
30+ YEAR MEMBER

FREE INSPECTIONS  
**303-425-7531**

ROOFING + WINDOWS + SIDING + SOLAR

MARY KAY  
**TIMEWISE<sup>®</sup> MIRACLE SET<sup>®</sup>**  
RESET THE PACE OF SKIN'S VISIBLE AGING  
STARTING IN AS LITTLE AS 2 WEEKS!

With the *TimeWise<sup>®</sup> Miracle Set<sup>®</sup>*, 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<sup>®</sup> Miracle Set<sup>®</sup> product as directed

Candace Holte  
Independent Sales Director  
<https://www.marykay.com/CHolte>  
(720) 683-6472

**CARE WITH COMPASSION  
MEETING YOUR UNIQUE NEEDS**

**Touching Hearts AT HOME**

**303-962-1276**  
**WWW.TOUCHINGHEARTS.COM**

- Alzheimer's & Dementia Care
- Light Housekeeping & Homemaker Services
- Grocery Shopping & Errands
- Transportation
- Meal Preparation
- Monitoring Hydration & Nutrition
- Medication Reminders
- Companionship
- And Much More!

PROVIDER OF CHOICE 2022  
LEADER IN EXPERIENCE 2022  
EMPLOYER OF CHOICE 2022

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

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.

### 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

**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

**ABE'S TREE & SHRUB CARE**

*Abraham Spilsbury, Owner/Operator*

<p><b>Certified Arborist</b> <b>Licensed &amp; Insured</b> <b>Veteran</b></p> <p><b>Phone: 720-283-8226</b> <b>Cell: 720-979-3888</b></p>	<ul style="list-style-type: none"> <li>◆ Pruning</li> <li>◆ Removals</li> <li>◆ Stump Grinding</li> <li>◆ Shrub Maintenance</li> <li>◆ Free Estimates</li> </ul>
---	--



**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.

**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](http://www.denverwills.com)

# 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](http://www.coloradolasertype.com).

**Petersen Custom Glass** offers custom glass shower enclosures, wine rooms, mirrors & table-tops. Veteran and family owned. 10% off materials with mention of this ad. [PetersenGlass.com](http://PetersenGlass.com)

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

**DENVER'S PREMIER GAS FIREPLACE SERVICE.** All Brands | 25 Years | Family-Owned & Operated a **SAFE HOME Gas Fireplace Service, Inc.** 303-973-5848 [www.agasfireplacerepair.com](http://www.agasfireplacerepair.com)

**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](http://www.haulit4less.com)

**AMINALS PETSITTING SERVICE** - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at **303-335-6237**.

**OB PAINTING. Interior/Exterior.** Free Est. Call today! 25 years in business! Rob: 303-986-8198  
Stecki painting. Inter/ext. Jeff 720-331-7025

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

## World Smile Day

**October 6:** Each year on the first Friday in October, World Smile Day devotes a day to smiles and spreading random acts of kindness.

## National Pumpkin Day

**October 26th:** National Pumpkin Day recognizes a favored autumn decoration and food on October 26th. Not only do they make great fall decorations, but the pumpkin also completes a variety of tasty recipes. Join a pumpkin competition or visit any of the many fall festivals featuring the beautiful gourds.

## 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](mailto: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.



### Raising Up Christian Scholars





Faith-Based  
Education



Raising up  
Christian Scholars



Community for you  
and your Child

Christian education is priceless. On top of excellent academics, the faculty and staff at Front Range Christian School poured their lives into teaching students how to bear their hearts, strengthen their souls, and exude Christ-like character.

**Robyn Wise**  
Class of 2007 (Alumni, Parent & Staff)



Scan For  
Admissions  
Information



Scan For  
Tuition & fees  
Information

**Get In Touch**

6657 W Ottawa Ave, Littleton, CO 80128, USA  
Phone: 303-531-4541 Email: [admissions@frcs.org](mailto:admissions@frcs.org)

[www.frcs.org](http://www.frcs.org)

# METRO DENVER FARMERS' MARKET

## MARKET ON YOUR CALENDAR

<p style="text-align: center;"><b>Saturdays</b></p> <p style="text-align: center;"><b>SOUTHWEST PLAZA</b></p> <p>MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p style="text-align: center;"><b>Saturdays</b></p> <p style="text-align: center;"><b>LAKWOOD</b></p> <p>JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p style="text-align: center;"><b>Sundays</b></p> <p style="text-align: center;"><b>HIGHLANDS RANCH</b></p> <p>MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p style="text-align: center;"><b>Wednesdays</b></p> <p style="text-align: center;"><b>LITTLETON</b></p> <p>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](http://www.denverfarmersmarket.com)





## SOUTHBRIDGE RECENT SALES

Date Closed	Address	List Price	Sold Price	Beds	Baths	Total Sq. Ft.	Parking Total
07/05/2023	7581 S Bemis Court	\$1,567,000	\$1,530,000	5	4	3,960	3
08/04/2023	1793 W Kettle Avenue	\$974,900	\$978,600	4	4	2,965	3
06/28/2023	7797 S Louthan Street	\$895,000	\$888,500	5	4	3,715	3
07/12/2023	1872 W Kettle Avenue	\$865,000	\$825,000	4	4	2,897	3
07/24/2023	432 W Jamison Place	\$650,000	\$655,000	4	3	2,405	2
07/14/2023	240 W Jamison Court	\$640,000	\$635,000	3	3	1,696	2
08/18/2023	239 W Jamison Court	\$625,000	\$625,000	4	4	2,276	2
07/28/2023	578 W Jamison Place	\$550,000	\$606,300	4	3	1,878	2
07/03/2023	7851 S Windermere Circle	\$539,000	\$544,000	3	2	952	2
08/18/2023	7812 S Windermere Circle	\$495,000	\$525,000	2	2	1,070	1
08/09/2023	312 W Jamison Place Unit# 9	\$460,000	\$461,000	2	3	1,386	2
06/12/2023	330 W Jamison Circle Unit# 14	\$400,000	\$409,500	2	3	1,120	2

Based on information from REColorado, Inc. for the period 6/1/23-9/15/23. 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