

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

April 2024

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Prepare For The Full Pink Moon!

You can see the full Moon in April on Tuesday, April 23. It reaches its brightest point at 7:49 p.m. Traditionally, we call this Moon the Pink Moon, and it symbolizes the beginning of spring. Here's everything you should know about the April Full Moon, including facts, folklore, and Moon phase dates.

When to See the Full Moon in April 2024:

Venture outside on the night of Tuesday, April 23, to catch a glimpse of April's full Pink Moon. This full Moon reaches peak illumination at 7:49 p.m.

For the best view of this lovely spring Moon, find an open area and watch as the Moon rises just above the horizon, at which point it will appear its biggest and take on a golden hue!

Why Is It Called The Pink Moon?

The full Moon names used by The Old Farmer's Almanac come from a number of places, including Native American, Colonial American, and European sources. Traditionally, each full Moon name was applied to the entire lunar month in which it occurred, not only to the full Moon.

Is The Pink Moon Really Pink?

Although we wish this name had to do with the color of the Moon, the reality is not quite as mystical or awe-inspiring. In truth, April's full Moon often corresponded with the early springtime blooms of a certain wildflower native to eastern North America: Phlox subulata—commonly called creeping phlox or moss phlox—which also went by the name “moss pink.”

– [https://www.almanac.com/
content/full-moon-april](https://www.almanac.com/content/full-moon-april)

5 Things To Do For Earth Day

Earth Day is a global celebration of planet Earth, the place we all call home. All month long, there are opportunities to connect with nature, get outdoors, and protect the planet for future generations to come.

Get The Whole Family Outside

One mom shares why treks with tykes are worth it - how it teaches children the value of nature and, eventually, why to defend it. Whether it's a short walk or a challenging hike, here are our pro tips for getting outside with young kids.

Donate to Protect Public Lands

Public lands provide a home for wildlife, protect against climate change, and give us a way to enjoy nature. Yet we are losing precious public lands to fossil fuel exploitation and unchecked development.

Connect With The Next Generation

Share your love for National Parks with our free coloring pages. Children can bring their own perspective to Carlsbad Caverns, Yosemite, Acadia, and more. Get creative, unwind and play, and bring America's natural treasures to life in a whole new way.

Attend a Local Earth Day Event

Celebrate Earth Day with your community. All throughout Earth Month, you'll find Sierra Club events across the country - and even online. Join a local hike, volunteer in a neighborhood clean-up, or attend a rally.

Take Action to Fight Climate Change

Rising global temperatures and extreme weather events are telling us loud and clear: We must act now to save our home, our world.

–<https://www.sierraclub.org>



Watch the Rockies at Coors Field

Nothing says warm weather like baseball on a sunny day. What better place to watch a game than Coors Field in downtown Denver with a grand view of the mountains in the distance? The Rockies season runs from early April through early October, and maybe longer, pending a playoff run.

Opening day for the Colorado Rockies will be held on Friday, April 5th, 2024 as they take on the Tampa Bay Rays. There are plenty of festivities to celebrate the return of baseball. Coors Light will be set up in McGregor Square with activities for the whole family, the Broncos quarterback will throw a ceremonial first pitch, and there will be a flyover by the Air National Guard. Don't miss this exciting day!

–<https://www.uncovercolorado.com>

Teach The Children To Save Day

Each year on the fourth Thursday in April, National Teach Children to Save Day encourages children to develop good saving habits. Bankers across the country volunteer every year to teach children to save. Developing these habits at a young age creates a foundation for a lifetime of saving. Involving our children with a savings plan, and money management skills prepare them for a solid future. Parents should teach children about financial matters so that when they head out into the world they avoid pitfalls that can be financially devastating. With an early start on saving and an understanding of budgeting their money, children will have solid habits as they head into adulthood.



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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.



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AKC REGISTERED LABRADOR PUPPES FOR SALE. To be born mid April, ready fro new homes after June 15, 2024. Call or text 719-349-0679. Farm raised with lots of love!

Piano Lessons. Accepting new students ages 6-adult. Contact Sara Reyes piano@sarareyesmusic.com

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

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Mile High Home Services - Professional Cleaning Service accepting new clients. Thorough, reliable w/ competitive rates. Please call Susan: 303-794-6805.

Classified ads are \$3.00/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.

Top Decluttering Tips For Inside Your Home

One of the most essential facets of spring cleaning is decluttering. Over the winter, most families neglect decluttering because it's cold, wet, or otherwise unpleasant outside. For many, however, clutter is as bad, or worse, than an unclean home. Below are some excellent tips to declutter and keep your home clutter-free. Remember that decluttering is about getting rid of things and keeping your home as organized and clutter-free as possible.

- Start small. Choose a single bedroom or other room in the house rather than trying to declutter your entire home all at once.
- Sort things into 3 piles; "Keep", "Donate", and "Throw Away". Then, use those piles accordingly.
- Use a timer. That way, you don't waste a day trying to declutter a single area.
- Use the "one in, one out" rule. For each new item you bring into your home, eliminate an old one.
- Digitize your essential files, documents, and paperwork. Use a scanner to store them digitally on a device you keep in a safe place. (It takes up much less space than tons of paper.)

–<https://www.istorage.com/blog/ultimate-spring-cleaning-guide/>

Acceptance doesn't mean resignation; it means understanding that something is what it is and that there's got to be a way through it.
 –Michael J. Fox

Don't lose your insurance benefits!

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Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—51

MEDIAN PRICE IN LONE TREE—\$845,000

AVERAGE PRICE IN LONE TREE—\$998,778



Tonya Fallows

303-489-5533

YOUR COLORADO
DREAM HOME TEAM
RE/MAX PROFESSIONALS



Spring Selling Season has Arrived!

and March Madness is more than a College Basketball Tournament!

The month of March brings many signs of a changing Real Estate Market! First we welcome Daylight Savings, then we celebrate the luck of the Irish on St. Patrick's Day, and finish the month with the First Day of Spring and the Easter Holiday.

These are all signs of Buyers and Sellers rolling up their sleeves and finding their trusted Realtors to assist in selling their home and finding their next one!

We truly appreciate your trust and confidence in allowing us to share our experience and wisdom in a complicated Real Estate Market!

Buyers are finding that some homes are attracting multiple offers, while others are sitting on the market.

Sellers are finding that preparing their home to show it in the best condition and a fair price will bring multiple offers, while lack of preparation will leave their home to linger on the market longer than expected and sell for a lower price.

Active Inventory on the market is up 45%, while homes that closed were slightly down. The biggest data is the average price of a Single Family Home is up almost 3.5% while the average price of Condos and Townhomes was down almost 2%. Condos and Townhomes are experiencing a Buyer's Market with the increase of HOA fees this year! Some great opportunities for Buyers!

This month is the time to begin—in earnest—your home search and getting your home on the market! Please call today to discuss the market near you!

Let's March forward with your Real Estate Success!

As always, if you have any questions, please give me a call!

Neighborhood Specialist-Tonya Fallows, Your Colorado Dream Home Team. 303/489-5533 tfallows@remax.net