

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

April 2026

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National Colorado Day

April 12th recognizes the Centennial State and the 38th state to join the Union on National Colorado Day. The first of the Four Corner States, Colorado is dominated by the Rocky Mountains. Prehistoric Colorado comes to life in the Florissant Fossil Beds. Discover one of the most abundant deposits of fossils in the world while taking in the beauty of the Rocky Mountains.

With plentiful wildlife and natural resources, the state makes a ready home. A city once thrived along the cliffs of Mesa Verde, populated by Ancient Pueblo.

Spanish first explored Colorado seeking streets paved with gold. After Colorado became a U.S. territory, Lieutenant Zebulon Pike explored the range of the newly acquired land. A summit he predicted would never be scaled bears his name today. Gold would be discovered setting off a fever in the mountains. A silver boom would soon follow.

Known as the Centennial State, Colorado entered the union on August 1, 1876.

Interesting Facts For April

- The first president of the United States, George Washington, was inaugurated on April 30, 1789
- April is the equivalent of October in the Southern Hemisphere.
- The phrase “April Showers bring May Flowers” comes from a poem from the 1500s by Thomas Tusser.
- The April full moon earns the name April’s Full Pink Moon not due to its color but because it’s named after the pink phlox flowers that bloom in North America’s early spring.
- Some of the famous people with an April birthday are Queen Elizabeth II, Leonardo da Vinci, Charlie Chaplin, William Shakespeare, Thomas Jefferson, and Jackie Chan.

Centennial Ridge Garage Sale

LET’S ALL HAVE A GARAGE SALE TOGETHER!

JULY 11th

8:00– 2:00

Lets keep our tradition going and have a COMMUNITY GARAGE SALE! I really love these garage sales as we are able to say HI to all of our neighbors!! So let’s go!! - time to clean out basements, garages and closets! ! I will work on getting another Food/Snow Cone Truck again to come and provide some treats for us!! If you know of one, let me know! Put July 11th on your calendar.

Please give me a call, email or text and let me know that you want to participate in the garage sale and let’s have the best DAY ever!!

–Tonya at 303-489-5533 / tfallows@remax.net



April Garden Calendar

April is a pivotal month in your garden. While we may still see weather variability between winter and spring, the trend is definitely toward warming. As the ground warms the garden awakens.

Garden cleanup is the first priority:

- Rake leaves and debris from around trees, shrubs and other garden areas.
- If you haven’t done so yet, cut back ornamental grasses.
- Prune summer blooming shrubs such as butterfly bush, blue mist spirea, potentilla, and some hydrangeas.
- Remove any broken or damaged branches from trees.

What we’ve been waiting for – Planting season begins now!

- Plant container or balled and burlapped trees and shrubs from now throughout spring.
- Now is the time to plant bare root roses. Soak roots in water for 12 hours before planting. Vegetables – Early April Outdoors
- Soak parsley seeds 24 hours before planting ¼” deep.
- Dill seeds should be pressed lightly into the soil.
- Peas can be sown as late as mid-April.
- Indoors- Start warm season vegetables from seed like tomatoes and peppers.
- Mid April Outdoors: Plant lettuce, chard, spinach, kale, beets, carrots, radishes and onion sets.
- Indoors - Start seeds of flowers like zinnias and celosia that need four weeks before planting outside. It’s not too late to plant Cardinal Seed Vine and Hyacinth Bean Vine indoors; two annual vines that put on a beautiful show mid to late summer.

Other Garden Chores:

- Transplant: When soil has thawed, divide and transplant summer and fall blooming perennials such as sedum Autumn Joy, garden Phlox paniculata, Asters, perennial Dianthus, and Shasta Daisies.

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April Garden, *continued from front page*

Wasp Control:

- Hang pheromone traps out to capture early emerging yellowjackets. If you trap a queen early, you prevent a nest. These bright yellow traps are available at both garden centers and big box stores. They will not harm other insects just yellowjacket wasps.

When you have questions, Colorado State University Extension has research-based answers. Get answers to your horticulture questions by visiting ask.extension.org any time day or night.

– **Fredricka Bogardus, Colorado Master Gardener**

Taste Test Colorado Wine

Wineries have proven to be a prime spot to enjoy the spring weather while supporting locally-owned businesses. Colorado has a plethora of options to explore and wine events throughout the warmer months, and April kicks off the festivities.

TASTE OF VAIL

Vail, Colorado; Wednesday–Saturday, April 1-4, 2026

Expect to eat well at the resort's early spring get-together, Taste Of Vail. Combine a day of fine food and wine, and even skiing or snowboarding if you can manage. Thirty or so of the top chefs from the Vail Valley showcase their stellar fare. Wash it down with choices from over 50 winemakers from around the country.

BARREL INTO SPRING

Palisade, Colorado;

Friday-Saturday, April 17-18 and May 8-9, 2026

Barrel Into Spring is the perfect way to welcome the warm weather and enjoy local wineries, held in late April and early May. Participants will pick up a tasting glass and an event "passport" to guide them through the weekend. This is a self-paced tour, so you can explore the 7 wineries throughout Grand Valley at your leisure.

DURANGO WINE EXPERIENCE

Durango, Colorado; Friday–Saturday, April 24-25, 2026



End the month with the Durango Wine Experience, held on the last weekend in April. Friday features a "walk-about" style of tasting, with multiple locations in downtown Durango offering their selections of wine. Saturday is the grand tasting, where you'll find numerous wineries and hundreds of unique wines lining the streets to showcase their craft. There will also be seminars held all weekend, so you can channel your inner sommelier.

– <https://www.uncovercolorado.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.

**Newsletter Connections: 303-979-7499 or
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Craft Flower Pots

These Easter Egg Craft Flower Pots are the perfect way to add to your Easter decorations.

- Using hot glue, glue the ends of the



National Earth Day

Each year on April 22nd, National Earth Day campaigns around the globe promote ways to keep the Earth healthy and our planet livable. Here are some ways to observe Earth Day.

- Support and use recycling programs in your community.
- Volunteer to clean up local parks and streets on clean-up days.
- Support and frequent green businesses.
- Use re-usable products versus disposable.
- Repurpose items that have outworn their use.
- Shop secondhand and thrift stores for gently used items.
- Use energy-efficient appliances or line dry your clothes.
- Walk or ride your bike to work if possible.
- Carpool or make one trip instead of multiple trips

Bloom Your Business This Spring: Connect Directly with Your Neighbors!



303-979-7499

NEWSLETTER CONNECTIONS

**Our May deadline
is April 15th.**

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- **You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.

Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—66

MEDIAN SOLD PRICE IN LONE TREE—\$745,200

AVERAGE SOLD PRICE IN LONE TREE—\$880,469 (96% of Original List Price)



Tonya Fallows

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After a lackluster January Market, and a short February, we are seeing the Denver Real Estate Market cross the threshold from quiet Winter into the energy of the Spring buying season!

It's always exciting to see the pace of activity build as buyers who have been waiting on the sidelines start to re-engage, and sellers begin preparing their homes for listing. Even in a World of uncertainty right now, many households are changing and forming with a diversity of Real Estate needs.

We are excited to look at these numbers from the last month: Current Active Listings are around 9,000 and Pendings over the last month are up 29% from January and over 15% from February 2025!

Buyers, this is the perfect time to be prepared with a Pre-Approval Letter from your lender and to be ready to jump on the home that works best for you as inventory grows and prices have softened!

Sellers, this is the perfect time to take advantage of the biggest buyer pool we typically see all year during this Spring Season. Remember that your success is determined by condition, location, and the correct price for this current market! Price and Position are equally important to buyers right now and the homes that are truly "dialed in" well with staging, are well cleaned, and in great condition, located in strong areas and priced appropriately are still seeing multiple offers! It's not the frenzy of the COVID years but receiving two to three offers that are at, or slightly above, asking price!

One more trend we are seeing is more homes coming on the market on a Wednesday or Thursday, instead of Friday as buyers are looking more during the week and preserving their weekends for skiing (yes, even this year) or other fun activities in Denver! Now is the time to enjoy this March Madness, and we look forward to sharing our Professional experience for your real estate needs! Make it a great March!

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