

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

August 2024

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Last-Day-of-Summer Ideas

Have a 'Yes to Each Other' Day

The idea is to say "yes" to every little thing family members request of each other in celebration of the freedom that comes with summer for kids. As soon as school starts, everyone will be back on tight schedules and their best behavior, so this is one last chance to be totally unencumbered.

Re-Do Your Favorite Summer Day

Ask everyone to describe which day was their favorite and why. As you plan your last day of summer break, try to incorporate one element from each person's favorite summer day. If everyone agrees on one day as the best, simply re-do the day exactly how you did before.

Host a Block Party

If you live in an area with big weather changes throughout the seasons, you know neighbors become scarce once it gets cold. Host an end of summer block party with a pot-luck barbecue and yard games to spend time with neighbors before you all become buttoned up inside your homes for fall and winter. It can be the perfect back-to-school party or just a final celebration of summer.

Root Beer Float Day

On August 6th, National Root Beer Float Day tells us to float a scoop of vanilla ice cream in an ice-cold mug of frothy root beer. The classic beverage creates a creamy treat loved by generations! Also known as the "Black Cow," the root beer float got its start in Colorado in a mining camp. Frank J. Wisner of Cripple Creek, Colorado, gets the credit for inventing the "Black Cow" way back in August of 1893.

Tips For Getting Kids Ready For Back-To-School

Whatever their age, many kids are apprehensive about starting school or going back to school. The good news is there's a lot you can do to ease their minds and help them get ready for a new school year.

1. Early to bed, early to rise: A few weeks before school starts, get your child into the habit of going to bed earlier. Gentle winding-down activities such as bath time and reading before bed can help your child relax.

2. Re-establish a routine: Establishing a consistent routine is important for kids. Write out the steps in the routine and rehearse them with your child. In the evening, this could include doing homework, playtime, brushing their teeth, having a bath, and reading before bed.

3. Encourage independence: Children who play an active role in preparing

for back to school – such as choosing and organizing school supplies and new clothes – are more likely to get excited about going back to school, which in turn eases their jitters. Is your child old enough for chores like emptying the dishwasher or making lunches? Daily, age-appropriate tasks will help your child gain independence and confidence.

4. Choose the right backpack: Backpacks that are too heavy or worn improperly could result in muscle strain, headaches, and neck pain. Try to choose a backpack made of sturdy, lightweight fabric with wide, padded straps that will support your child's shoulders.

5. Talk about safety: Review safety rules – things like looking both ways before crossing the street, taking the same route every day if they are walking, familiarizing themselves with crosswalk rules, and being cautious in talking to strangers.

6. Establish healthy habits: Involve your children in choosing and preparing healthy lunches and snacks. Help them find physical activities they enjoy. Take them shopping for healthy snacks and lunch items they can pack themselves. Try to stick to regular meal times.

7. Limit screen time: Back to school is the perfect opportunity to re-establish screen time limits. Why not have the whole family "unplug" in the evenings before bedtime? Choose a spot where everybody can charge their devices overnight. Use an alarm clock instead of a cellphone to wake up in the mornings.

8. Map it out: If your kids are starting at a new school, practice walking or driving to the bus stop or to the school building a week or two before school starts. You could even play in the school playground before school starts. This creates fun memories associated with the school before summer vacation ends.

9. Talk about first-week jitters: Reassure your child that being nervous is natural – even for teachers. You can help your child cope with these feelings when you: Let them express their fears; Teach them to breathe deeply and slowly to calm their nerves; Discuss the scenarios that worry them.

10. Celebrate the start of a new school year: If you celebrate the first day of school, your kids will see back-to-school as a transition they can really enjoy. Try a back-to-school party the day before school starts, complete with cake, balloons and educational gifts. And don't forget to take a picture on the front step in their first-day-of-school outfits. It's going to be a great year!

–<https://www.thepersonal.com>



96th Western Welcome Week

The celebration starts Friday, August 9 and runs through Sunday, August 18, Grand Parade & Craft Fair – Saturday, August 17

Come “Celebrate the Arts” in 2024! Western Welcome Week is in full planning mode for a celebration filled with fun and memories with many of your old favorites and some new. Join us with other local nonprofits, civic groups, fraternal orders, and local organizations, as we bring over thirty events to the 10-day celebration. There will be concerts, drone show, gold panning, a fishing derby, pancake breakfast, 5K, stick horse stampede, kids games, car show, BBQs, art shows, grand parade, craft fair, entertainment, duck race, and more! Something for everyone! Watch our schedule grow as events are added.

FREE parking is available at Arapahoe Community College, 5900 S. Santa Fe Drive, Depot Art Gallery 2069 W. Powers Avenue, Littleton Center, 2255 W. Berry Avenue.

–<https://www.westernwelcomeweek.org>

August is the end of summer.


Make it your mission to achieve the rest of your dreams for this season before the cold starts to settle in.

–www.lovetoknow.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 info@newsletterconnections.com



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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.

A Little Help

Are you, or anyone in your network, looking to volunteer on a more regular basis? If so, please consider joining [A Little Help](http://ALittleHelp.org) (alittlehelp.org) as a local volunteer organization helping older adults/seniors with a variety of tasks. There is no obligation and you can sign in and browse requests near you at your convenience. For close to 20 years, we have provided yardwork/handy help, transportation, snow shoveling, tech support, errands, and connection to more than to 2,000 older adults throughout the state. Reach out to our Volunteer Coordinator Katherine Osborn at katherine@alittlehelp.org for more information. Thanks for considering!

Film On The Rocks 2024

Film on the Rocks is back for its 25th season with five events throughout the summer! Each film is preceded by live entertainment to kick off the evening. Film on the Rocks is a collaborative production of Denver Film and Denver Arts & Venues. Open Captions provided for all films in the series.

Price per ticket: \$20

Time: Doors open at 6:30 pm,
Entertainment starts at 7:00 pm,
Film starts at dusk

SCHEDULE:

Monday, August 19: Mad Max: Fury Road
– <https://www.redrocksonline.com/film/>



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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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FOR MORE INFORMATION
www.denverfarmersmarket.com




Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—22

MEDIAN SOLD PRICE IN LONE TREE—\$1,001,500

AVERAGE SOLD PRICE IN LONE TREE—\$1,206,742



Tonya Fallows

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A Balanced Market is HERE!

In the last several years, we have battled extremely low inventory, with active listings in the 2,500 to 5,000 range. We've often said that a healthy and balanced housing market would have around 8,000 to 12,000 listings. Well, that time is now, as we just climbed over 10,000 Active Listings at the end of June!

The number of sold homes is actually keeping a similar pace to last year. Typically, the Peak Selling Season lasts through June, with some late-summer lulls in July and August. But this year, buyers have taken an earlier pause, the biggest reason being affordability, with high prices and interest rates. Many fear that an Election year will slow home sales for the remainder of the year, however we have a more bullish attitude, as Inflation numbers continue to decline. This will bring us closer to an Interest Rate reduction, and bring buyers back into the market!

Sellers, price your home correctly by paying closer attention to current Pending Sales, rather than closed sales that may already be outdated. Buyers, dust off your Showing Shoes and start looking again, as values are improving daily, with many price reductions in this more balanced market!

We are so grateful for your trust and confidence, and we look forward to guiding you in your Real Estate needs very soon! Make it a great summer!

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