

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

August 2025

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90's Dance Party: City Of Lone Tree 30th Anniversary Celebration

**Saturday, August 23, 2025, 6pm
at the Arts Center**

Step back in time and relive the ultimate decade of fun, fashion, and fantastic beats! Join us for a high-energy 90's Dance Party featuring a DJ spinning all your favorite hits, a live band rocking those iconic tunes, and plenty of nostalgic vibes to keep you dancing all night long.

Enjoy delicious bites from a variety of food trucks, challenge your friends with outdoor games, and check out the exciting video game trailer celebrating classic 90's favorites. Quench your thirst at our complimentary "Make Your Own Juice Pouch" bar — a fun twist on a childhood fave!

Capture unforgettable moments with themed photo ops and take home some nostalgic giveaways to remember the night. Whether you're a 90's kid or just love the decade's vibe, this event promises a night full of music, fun, and memories, so dust off your best 90's attire and get ready to dance the night away!

6pm-7pm: DJ spinnin' the best of 90's dance beats

7pm-9pm: Live Band TBA – 90's variety
Tickets: 21 and over – \$10 includes one free drink of your choice. Under 21 – \$5 includes a complimentary juice pouch bar.

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.

This Month In History

August 1, 1779 - Star-Spangled Banner author Francis Scott Key (1779-1843) was born in Frederick County, Maryland. After witnessing the British bombardment of Fort McHenry on the night of September 13-14, 1814, he was enthralled to see the American flag still flying over the fort at daybreak. He then wrote the poem originally entitled Defense of Fort McHenry which became the U.S. National Anthem in 1931.

August 5, 1861 - President Abraham Lincoln signed into law the first Federal income tax, a 3 percent tax on incomes over \$800, as an emergency wartime measure during the Civil War. However, the tax was never actually put into effect.

August 13, 1818 - Women's rights pioneer Lucy Stone (1818-1893) was born near West Brookfield, Massachusetts. She dedicated her life to the abolition of slavery and the emancipation of women and aided in the founding of the American Suffrage Association.

August 15, 1969 - Woodstock began in a field near Yasgur's Farm at Bethel, New York. The three-day concert featured 24 rock bands and drew a crowd of more

than 300,000 young people. The event came to symbolize the counter-culture movement of the 1960's.

August 17, 1978 - The first transatlantic balloon trip was completed by three Americans; Max Anderson, Ben Abruzzo, and Larry Newman, all from Albuquerque, New Mexico. Starting from Maine on August 11th, they traveled in Double Eagle II over 3,000 miles in 137 hours, landing about 60 miles west of Paris.

August 18, 1920 - The 19th Amendment to the U.S. Constitution was ratified, granting women the right to vote.

August 21, 1959 - President Dwight D. Eisenhower signed a proclamation admitting Hawaii to the Union as the 50th state.

August 26, 1873 - American inventor Lee De Forest (1873-1961) was born at Council Bluffs, Iowa. He held hundreds of patents for inventions and was also a pioneer in the creation of wireless radio broadcasting and television.

—<https://www.historyplace.com>



Pick Peaches In Palisade

Colorado may not be known for the abundance of fruit it grows, but we are certainly proud of the peaches that come from the bountiful farms in Palisade. Found along the Western Slope near Grand Junction, the town is home to numerous farms, orchards, and vineyards that grow everything from wine-producing grapes to the juiciest peaches around.

The entire harvest season runs from late June to early October. While you can purchase Palisade peaches from almost any grocery store or at your local farmer's market, one of the most memorable ways is to pick your own. Choose from over 30 farms in the area, where you can schedule a time to stroll the fields and find the perfect peaches.

Back-to-School Traditions

In anticipation of another school season, not to mention all the shopping that comes with it, these first-day-of-school traditions and ideas will help get kids in the headspace for a new year.

- **Have a show-and-tell dinner on the first night.** Family dinners are always important, but make it a back-to-school tradition to allow the kids to tell you everything about their first day, from the friends they haven't seen over the summer to the classroom layout or what they had for lunch.

- **A day-one surprise.** Celebrate the first day in style with a visit from the First Day of School Fairy. She can deliver a few back-to-school school supplies and an encouraging note for the new year.

- **Customize something.** You can order specialized pencils with their name or label their new water bottle, but allowing your kids to stake their claim on school gear can help them feel confident about heading back to school.

- **Make an awesome breakfast.** You'll be throwing cereal and milk at the kids soon enough, so why not whip up a fancy breakfast for their first day? It'll keep your kids full, and make them look forward to getting up early!

- **Read a special book the night before.** Whether it's *Oh, The Places You'll Go!* or *Miss Nelson Is Missing!*, find a classic picture book that'll get your kids ready to start the new year.

- **Make a sundae bar.** This sweet, simple back-to-school tradition will calm anyone's jitters about heading back to school. Put your favorite toppings in jars and make them meaningful with labels encouraging the qualities you'd like to see demonstrated throughout the new year. Have your little scholar cover their ice cream in kindness, bravery, obedience, and happiness, then top it off with sprinkles of love.

- **Celebrate School Year's Eve.** You celebrate New Year's Eve, so why not do the same for School Year's Eve? Get poppers or noisemakers, provide treats, and throw a little dance party. It'll get your students excited for what's to come, and it's a great way to include other fun first-day-of-school ideas on this list.

- **Have a back-to-school dinner.** Making a favorite meal and celebrating the start of another school year with an awesome dinner in their honor will always make your kids feel special.

- **Have a special activity for the end of the first day of school.** Whether you take them to their favorite park to burn off that first-day anxiety, have a craft planned, or grab an ice cream and talk, it's easy to make the first after-school afternoon unique.

- **Write a sidewalk chalk message.** If there's a sweeter first day of school tradition than a chalk message outside the front door, we haven't found it. Go all out or keep it simple—either way, it's an extra boost to help ease those first-day jitters. If your first day is distance learning, surprise the kids with a message they can see from the window or on a quick preschool start walk.

- **Pack a super special lunch.** Packing their lunch in a special lunchbox or bento box with a treat or a lunchbox joke is a great first-day-of-school idea! Get your kids involved by asking them what they want, and have them help you get it ready.

– <https://tinybeans.com>

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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.

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To find ad rates and discounts, go to
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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.

Savor The Rocky Ford Cantaloupe Season

While Palisade is known for its peaches and Pueblo is known for its green chiles, Rocky Ford is best known for its cantaloupes. The harvest begins in mid-July and runs through mid-September, with the prime time for picking in August. On average, the seasonal crops produce about four million cantaloupes to be sold to nearby farmers' markets, grocery stores, and local roadside stands.

These cantaloupes are said to be the best in the world. This is due to the growing conditions' combination of extremely hot days, cool nights, and fresh water from the nearby Arkansas River.

National Water Quality Month

National Water Quality Month is dedicated to making the most of the relatively small amount of fresh water we have. Clean water is vital to our individual health, our collective agricultural needs, and our environment.

August is the month of the high-sailing hawks.

—John Burroughs

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Our September
deadline is
August 15th.



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**NEWSLETTER
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Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—36

MEDIAN SOLD PRICE IN LONE TREE—\$867,500

AVERAGE SOLD PRICE IN LONE TREE—\$1,049,144



Tonya Fallows



Denver in the Top 10 Major Cities for Price Reductions!

As we close out the first half of the year, we see that re-aligning our expectations with present-day conditions is the reality of our market. Contracts are slow, homes are lingering on the market, and price reductions are becoming more common. In fact, Denver is in the Top 10 Major Cities for Price Reductions and corrections, according to Inman News. We entered this year with high hopes of falling interest rates and renewed buyer activity, but new listings in April and May have outpaced the buyer demand. Now, we have just over 14,000 Active Listings on the market. New Listing activity typically peaks in May or June, so we do expect this to level off soon.

This market is shifting into a transition time, which gives both Buyers and Sellers some fantastic opportunities. Homes are still selling, and year-to-date, we are within 1% of the amount of homes sold last year.

Sellers, this is a great time to adapt. Price competitively and make your home show the very best you can! It will Sell!

Buyers, your opportunities abound right now as you have a great selection of homes to fit every need and price point. The second half of the year will see some consistent activity, and some of the best pricing all year.

Please call today to discuss your Real Estate needs! 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

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