

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

February 2024

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Winter Fun: Tubing!

ECHO MOUNTAIN

We'll kick off the list with the closest tubing hill to Denver at Echo Mountain Resort. Located less than an hour from the Mile High City, the Echo Mountain Tubing Hill is a convenient place to get your thrills seven days a week. The tubing hill is open to those 36" and taller, no one can ride in someone's lap here. Online reservations are required.

Race your pals or link up amongst your group and create a tube chain. The covered conveyor lift will bring you back to the top of the 6-lane tubing hill.

KEYSTONE ADVENTURE POINT TUBING HILL

Endless snow tubing fun awaits you at Keystone Ski Resort. Home to two of Colorado's tubing hills: Mountaintop and a family-friendly option at the Nordic Center.

Mountaintop Snow Tubing

at Keystone: Keystone's tubing hill is perched on the summit of Dercum Mountain. Check-in for your reservation at the Adventure Point Tubing Hut at the bottom of the gondola. From there, take the River Run Gondola up to the village. It will drop you off next to Adventure Point, where the tubing hill is.

Nordic Center Snow Tubing: If you don't want to make the trek to the top of Dercum on the gondola, check out the Nordic Center tubing hill. Located between Dillon Lake and the ski resort, the Nordic Center is a calmer alternative to the busy mountain.

COPPER MOUNTAIN TUBING HILL

The Copper Tubing Hill consists of four lanes of varying speeds and slopes. There is a magic carpet lift system to get you up the hill, so there's no worry about having to hike.

To ensure an adventurous time, the staff will give you a push or spin if you're up

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Fun Things To Do On Valentines Day To Celebrate

Watch Your Wedding Video Together: Watch your wedding video together and reminisce about the big day. Nothing gets you in the romantic Valentine's Day mood more than looking back on the momentous day that you said, "I do!"

Dinner with Friends: You can always plan a romantic dinner for two, or you can get your friends in on the fun and host a group dinner. Make it a potluck to cut prep work in half and have everyone bring a dish they absolutely love.

Visit a Bookstore: The perfect date for bookworms. Spend the day exploring new reads together, grabbing a cup of coffee in a local café and then enjoying all the new books you bought. In tune with the day dedicated to love, check out our favorite romance picks we think should be at the top of your list!

Make Fondue: Calling all foodies. Have some fun with food by making cheese or chocolate fondue and see what combos pair perfectly with whatever you serve up.

Workout Together: If you and your partner (or friends!) enjoy getting your sweat on, go to the gym or on a run together. You can even sign up for a class together and then go get coffee after.

Take a Scenic Drive: Put together a road trip-worthy playlist and hit the pavement, even just for a spin around town. There's something about driving that gets conversation flowing, especially

if you're just tooling around looking out the window.

Hold a Game Night: For those with a competitive streak (or who just like some good, old-fashioned fun), an exciting night of board games will make Valentine's Day memorable. Up the ante with a friendly wager or two.

Make Some Crafts: Get creative and enjoy a special Valentine's Day craft night complete with your favorite beverages, snacks and plenty of fun. You can make each other a DIY Valentine's Day gift, or even compete to see who can make the most creative craft!

Plan a Movie Marathon: For some quality relaxation time with your S.O., get cozy on the couch and marathon watch all your favorite rom-coms. It's the perfect way to set the mood for some Valentine's night romance.

Have an Indoor Picnic: The winter weather doesn't have to stop you from planning the most romantic date of all — a picnic meal. Break out a checkered tablecloth and your best Valentine's Day recipes for a sweet indoor picnic date your sweetheart won't forget.

Paint Together: If you'd rather be making your own masterpiece, channel your inner Bob Ross and take up a paint brush. Follow along with YouTube videos at home if you're a beginner, or take a Paint and Sip class for some IRL guided instruction.



Tubing, *continued from front page*

for it. One of the runs even has a jump. Double tubes are available for those looking to ride together. The tubing hill is located behind Copper Station in East Village. Look for the Super Bee chairlift.



Tubing sessions last for 1 hour and you should arrive 15-30 minutes prior to your start time. The Tubing Hill at Copper can sell out, so you may want to book in advance. Discounts are available if you pre-purchase on Copper’s website at least 1 day prior. Riders must be 36” tall.

FRISCO ADVENTURE PARK TUBING HILL

Frisco Adventure Park features a 1200-foot tubing hill with lift service, operating day and night. It’s located about a mile from downtown Frisco in Summit County, within the Peninsula Recreation Area.

The tubing hill usually opens for the season around Thanksgiving weekend in November, conditions permitting. It’s then open seven days per week through the winter season. Reservations are required for snow tubing. There are several lanes of varying pitches, so some will be gentler and others steeper for more thrilling rides. A surface lift returns you and your tube to the top of the hill for another descent.

–<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.

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To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.

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To add your teen’s name, please email NewsletterConnections@getinfo.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 Newsletter Connections.

February Festivals

HIGH PLAINS SNOW GOOSE FESTIVAL

Fri-Sun, February 2-4, 2024, Lamar

Held in February during the annual migration, this festival is the perfect place to brush up on your birding knowledge with fellow enthusiasts.

LAKE CITY ICE CLIMBING FESTIVAL

Saturday, February 3, 2024, Lake City Ice Park

Men's and women's top-roped and lead speed competitions in secluded Lake City. Enjoy an escape to a secluded winter wonderland, with a few other activities lined up for the weekend.

STEAMBOAT WINTER CARNIVAL

Wed-Sun, February 7-11, 2024,

Downtown Steamboat Springs

In its 111th year, Steamboat's Winter Carnival is a widely popular event complete with ski races, ski jumping, ice sculptures, fireworks, a shovel race, and street events.

COLORADO POND HOCKEY TOURNAMENT

Fri-Sun, February 16-18, 2024, Lake Dillon, Silverthorne

All are welcome to enter this ice hockey tournament sponsored by Pabst Blue Ribbon, with over \$10,000 in cash prizes. It's followed by the Apres Ice Party.

BOULDER INTERNATIONAL FILM FESTIVAL

Thurs-Sun, February 29-March 4, 2024, Boulder

Film fanatics won't want to miss the 20th annual Boulder International Film Festival. Quickly becoming an internationally acknowledged talent hub for theater, this soiree features film screenings, panels, workshops, and theme afterparties.

— <https://www.uncovercolorado.com/events/february>

Living & Aging Well Monthly Luncheons

Enjoy lunch, meet local seniors, and discover something new with different entertainment at each luncheon!

Please join the Living & Aging Well Commission in welcoming Douglas County Health Department, at the February 12 luncheon!

- When: Monday, February 12, beginning at 11:30 a.m.
- Where: Lone Tree Golf Club and Hotel (9808 Sunningdale Blvd, Lone Tree, CO 80124)
- Cost: \$16 per person, which includes a beverage, lunch, and tip. Registration required.

Payments for the monthly luncheons must be made in advance through the online form.

—<https://cityoflonetree.com/event/>

Why Does Leap Year Exist?

Leap Year exists because of the time it takes the Earth to orbit the Sun. There are 365 days in most calendar years, but in the time it takes for the Earth to go around the sun once, our planet actually spins 365 and nearly a quarter times. The reason we care about that extra quarter is because the Earth has seasons. If we didn't account for this extra time, the seasons would begin to drift. This would be annoying if not devastating, because over a period of about 700 years our summers, which we've come to expect in June in the northern hemisphere, would begin to occur in December!



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Valentine's Bazaar

Valentine's BAZAAR is popping up for the first time ever in Littleton at Aspen Grove Center on February 9 and 10 for the love of all things local!

Friday, February 9th from 4:00 p.m. to 8:00 p.m. – includes FREE horse-drawn carriage rides.

Saturday, February 10th from 11:00 a.m. to 6:00 p.m. – includes a special Pet photo with Cupid to benefit the Colorado Pet Pantry.

This indoor market will feature 60+ carefully curated vendors with a focus on jewelry, confections, art, fashion, and other Giftables, along with tastings, live music and craft cocktails.

- General Admission | FREE Entry, All Ages!
- Friday Night Happy Hour: Friday 4 - 6 p.m. | \$25
Two hours of bottomless beer and wine from 4-6 p.m. on Friday. Includes a Denver BAZAAR commemorative cup, and your choice of holiday shopping bag or lip balm.
- Bottomless Mimosas: Saturday 11 - 1 p.m. | \$20
Includes two hours of Bottomless Mimosas, Denver BAZAAR commemorative cup, and choice of holiday shopping bag or lip balm.
- Drink Token Package | \$35
Valid any day, any BAZAAR location!
Includes 5 Drink Tokens redeemable for any beer, cocktail or wine.

—<https://aspengrovecenter.com/>

Snow Removal From Your Private Property

Many local laws require residents to clear sidewalks within 24 hours after a snowstorm to allow safe use by pedestrians. This is particularly important along school pedestrian routes to prevent children from having to walk in the street.

Owners must place snow from their sidewalks onto their front yard or other areas of their own property, and not into the street. This practice reduces the number of icy areas on streets and ensures proper drainage flow into the storm sewer once snow melts.

—<https://www.codot.gov/travel/snow-removal>

Groundhog Day

February 2nd is Groundhog Day, on which the emergence of the groundhog (woodchuck) from its burrow is said to foretell the weather for the following six weeks.

Since 1887 an animal in Punxsutawney has been the center of a staged appearance each February 2. In what has become a media event, a groundhog designated Punxsutawney Phil is the center of attention of television weathermen and newspaper photographers. Although promoters of the local festival surrounding Punxsutawney Phil claim that the animals have never been wrong, an examination of the records indicates a correlation of less than 40 percent. (Whether a groundhog does or does not emerge is thought to be related to the amount of fat it was able to store before going into hibernation.)

—<https://www.britannica.com/topic/Groundhog-Day>

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International Guitar Night

Feb.10, 2024, 8 p.m. @ Lone Tree Arts Center

"Despite over 20 years of touring, IGN has remained fresh with new guitar luminaries from around the world added each year." – Anchorage Press

For the 24th annual tour, Brian Gore has assembled an exciting lineup of new faces, as well as familiar IGN favorites. The lineup features LTAC favorite Luca Stricagnoli (Italy), the amazing acoustic rock interpreter; Thu Le (Vietnam), whose nylon string artistry stretches from classical to contemporary; Marco Pereira (Brazil), the master composer and classical performer; and Minnie Marks (Australia), the irrepressible blues slide guitarist and singer, who not only is new to IGN but will be making her North American debut.

—<https://www.lonetreeartscenter.org/>

Seedlings: Top Hogs

Feb. 13, 2024, 9:30 a.m. and 11:00 a.m.

In this fun-filled show, pigs will perform exciting tricks to music and the cues of renowned animal trainer and performer John Vincent. John tells a story that educates and weaves the animals through a series of tricks. See simple dog-like tricks like sit-up, lay-down, play-dead, and fetch to unbelievably difficult ones. This crowd pleaser has been thrilling audiences at fairs and other events, entertaining thousands all over America since 1991.

—<https://www.lonetreeartscenter.org/>

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Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—41

MEDIAN PRICE IN LONE TREE—\$791,500



Tonya Fallows

303-489-5533



Year End Market Update and Forecast

We enter this New Year of 2024 with excitement and anticipation for better times and markets ahead. **You could say we have a “Cautious Optimism for 2024, which is much better than the Predictable Pessimism” we experienced in 2023!**

Here are the major stats from the close of the year: **Active Inventory** is up 4.5% year over year, but up 236% from 2 years ago. **New Listings** were down 17.7% from last year. **Closed properties** were down 18% from last year. The **Average Price** of all 3 categories of home was only down less than 1%. (Economists predicted prices would be down 5-10%)

Let's talk about 2024!

Here are 10 adjustments we feel are coming with confidence in 2024

1. Inflation will continue to slow down and put less pressure on Interest Rates.
2. The Federal Reserve will lower interest rates 2-5 times in 2024.
3. Mortgage Rates will vary from the low to high 6% range, with a chance of dipping into the 5%’s
4. Buyers will return to the market, especially first time buyers with reasonable ability to negotiate well on price and terms. The average Residential prices will adjust plus or minus 1-3%
5. Sellers will finally return to the market, as pent up demand and basic housing needs will motivate them to sell again regardless of Interest rates.
6. The market will see a 20% increase in numbers of homes Sold and go above 50,000 resale homes sold again!
7. Builders will increase inventory in 2024, as they have figured out how to sell homes with the right incentives and interest rates.
8. The employment and labor markets will tighten, as many businesses will become more frugal and downsize their staff and space.
9. The Realtor Community will continue to shrink, and adjust to new and improved value propositions. Trust the wisdom, experience and Top Producers at RE/MAX Professionals!
10. It's an Election Year! Generally markets magically feel and look better when Politicians want our votes! (It's also a Leap Year)

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