

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

February 2026

Vol. 08 No. 02 • Circulation: 140

A Mardi Gras Celebration: Dirty Dozen Brass Band

Friday, February 13, 2026, 7:30 p.m.

The Dirty Dozen Brass Band is arguably the most influential ensemble to emerge in New Orleans over the last 25 years.

Celebrating over 45 years since their founding in 1977, the GRAMMY Award-winning New Orleans-based Dirty Brass Band has taken the traditional foundation of brass band music and incorporated it into a blend of genres including Bebop Jazz, Funk and R&B/Soul. This unique sound, described by the band as a 'musical gumbo,' has allowed the Dirty Dozen to tour across 5 continents and more than 30 countries, record 12 studio albums and collaborate with a range of artists from Modest Mouse to Widespread Panic to Norah Jones.

—<https://www.lonetreeartscenter.org>

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>

*Though February is short,
it is filled with lots of love
and sweet surprises.*

—*Charmaine J. Forde*

Fun Indoor Activities For Long Winter Evenings

Winter evenings offer a wonderful opportunity to slow down, enjoy cozy time indoors, and strengthen your bond with loved ones. Whether you're looking for laughter, creativity, or relaxation, there's no shortage of ways to make those chilly nights warm and memorable. Here are 15 creative indoor activities to help your family make the most of those long winter evenings.



1. Cook an International Feast. Spice up your dinner routine by picking a country and cooking a meal inspired by its cuisine. Make sushi rolls for a Japanese night, prepare Italian pasta from scratch, or try Mexican tamales. Get the whole family involved in chopping, mixing, and tasting. Add an educational twist by looking up fun facts about the country while you cook.

2. Plan a Themed Movie Marathon. Nothing beats curling up for a movie night when it's frosty outside. Make it extra special by choosing a theme—holiday classics, adventure films, or animated favorites—and matching snacks to the theme. For example, hot cocoa for winter-themed movies or nachos for an action-packed flick.

3. Turn Game Night into a Tournament. Whether it's classic board games, card games, or trivia challenges, a family game night is a recipe for laughs and good-natured competition. Create a mini-tournament, complete with a scoreboard and small prizes for the winners. For added excitement, have everyone bring their "A game" with silly team names or costumes.

4. Bake Your Family Favorites. There's something about winter that calls for baking. From gooey chocolate chip cookies to warm banana bread, baking together is both fun and delicious. Let each family member choose a favorite recipe, or try something new each week. Don't forget to sample your creations fresh out of the oven with a glass of milk or a cup of tea!

5. Create a Family Vision Board. Gather old magazines, scissors, and glue for a night of dreaming and planning. Encourage everyone to cut out pictures and words that represent their goals, hopes, and dreams for the year ahead. Share your boards with each other and talk about how you can support one another in reaching those aspirations.

6. Build a Blanket Fort and Have a Storytelling Session. Transform your living room into a magical hideaway by building a blanket fort. Pile it high with pillows, string up fairy lights, and settle in for an evening of storytelling. You could share memories, tell favorite family tales, or invent silly stories together. It's a nostalgic activity that's just as fun for adults as it is for kids.

continued on page 2

Indoor Activities, *continued from front page*

7. Take a Virtual Adventure Together. Travel might not be on the agenda, but virtual adventures are just a click away. Explore online tours of famous landmarks, museums, or even space! Let each family member pick a “destination” and guide the group through a virtual journey. It’s an educational and inspiring way to explore the world from your couch.

8. Have a DIY Karaoke Night. Unleash your inner superstar with a karaoke session at home. Use a karaoke app or find instrumental versions of your favorite songs online. Whether you’re belting out classics, crooning to love songs, or having a dance-off, the energy and laughter are guaranteed to warm up any winter night.

9. Have a Puzzle Marathon. There’s nothing more satisfying than finishing a big jigsaw puzzle as a family. Set up a cozy puzzle station, make some hot chocolate, and spend the evening working together to fit the pieces. For an extra challenge, try a puzzle with a winter scene or a holiday theme.

–By Kari Owens

Winter Movies To Watch When It’s Too Cold To Go Outside

Coming to America (1988)

Coming to America goes from the fictional country of Zamunda to the snowy streets of N.Y.C., as Prince Akeem (Eddie Murphy) travels to Queens to find his queen (pun absolutely intended). These days, it’s not just a throwback; it’s also peak New York winter in the ‘80s.

Cool Runnings (1993)

Feel the rhythm, feel the rhyme...Yes, this is the movie about the Jamaican bobsled team, and what’s even better is that it’s based on truth. When a Jamaican sprinter (Leon Robinson) is disqualified from the Olympic Games, he and a disgraced coach (John Candy) work together to form the first Jamaican Olympic Bobsled Team.

Force Majeure (2014)

Telling the story of familial tension after the patriarch attempts to abandon them during an avalanche, this film hits hard. For good reason, of course. Watch this Swedish film solo (and not with a partner you’ve been fighting with).

Frozen (2013)

Let it go, let it goooooo...this is the animated film that birthed the earworm of a century. Frozen is a force, producing spin-offs and a Broadway musical, but the OG is always a great choice. Watch this one with the youngest members of your family and ask them, “Do you want to build a snowman?”

Groundhog Day (1993)

Groundhog Day is one of those film concepts that takes an idea—inexplicably living the same day over again—and shows you what its real-life application would be like. Note: It wouldn’t be fun. Bill Murray is at his comedic best, the plot is universally acclaimed, and honestly? The message at the end makes the movie. This one is meant to be enjoyed with a nice cup of tea, and without worry that Punxsutawney Phil will see his shadow.

continued on page 3

Your HOA Board

Sara Clendenning
Jamie Cooke
Dan Coxall
Sean Mentzer
Dawn Jewell



Your Management Company

Allen Associates Inc

303-779-0789

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.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Teen Services

Hire a teen from our neighborhood to help out with household chores. Teens are available for Babysitting, Pet and House Sitting, Lawn Care and Snow Removal.

Parent Contact:

Email us to add your name to teen services.

To add your teen’s name, please email [Newsletter Connections](mailto:NewsletterConnections@coloradolasertype.com) at [getinfo@coloradolasertype.com](mailto:info@coloradolasertype.com) and include the following information: the **neighborhood you live in**, your age, parent email or phone number 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.

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

For Sale: Vail Run Timeshare. 1 bedroom with 2 queen beds + sleeper sofa in living area (sleeps 6). Full kitchen and bath. Shuttle to slopes. 4th week in January. \$2400. Call Steve 720-231-8674.

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

New customers Furnace inspection \$49.99 (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

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.

Winter Movies To Watch, *continued from page 2*

Knives Out (2019)

There's not much cozier in the colder months than curling up on the couch with a good whodunit. Not only does Knives Out offer a particularly twisty mystery, but it also features plenty of enviable knitwear that'll inspire your winter wardrobe. Chris Evans's character especially gives a masterclass on cold-weather layering.

Planes, Trains & Automobiles (1987)

Steve Martin? John Candy? A road trip comedy? Perfection. What's the movie about, you ask? Steve Martin plays Neal Page, an advertising executive on a trip to New York, trying to return to Chicago to be with his family on Thanksgiving. He meets Del Griffith (Candy), a traveling salesman, when Griffith steals his cab, and the two wind up on the same plane to Chicago, which is diverted to Wichita. They decide to try to get to Chicago by train, but that doesn't work out either. What's the last choice, you wonder?

Anatomy of a Fall (2023)

A cold drama (in more ways than one!), this award-winning film centers around the mysterious death of a man (Samuel Theis) who's found lying in the snow underneath his office window. Much of the drama takes place in a courtroom, where the man's wife (Sandra Hüller) is on trial for his murder, and where their visually impaired son (Milo Machado-Graner) must serve as the case's main witness.

BOOST Your Business In 2026: Connect Directly with Your Neighbors!



303-979-7499

**NEWSLETTER
CONNECTIONS**

**Our March deadline
is February 15th.**

Locally owned and operated.

info@newsletterconnections.com
NewsletterConnections.com

- **Highly Targeted & Zero Waste:** Your ad reaches the specific households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.
- **The Trust Factor:** Local print publications are valued sources of community news and events. Aligning your business with this trusted medium instantly boosts your own credibility and reputation.
- **Higher Engagement & Memorability:** Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.
- **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—63

MEDIAN SOLD PRICE IN LONE TREE—\$860,000

AVERAGE SOLD PRICE IN LONE TREE—\$967,735 (95% of Original List Price)

Centennial Ridge Average SOLD Price - \$887,000 (1 home in 90 days)



Tonya Fallows

303-489-5533



The Denver Metro Real Estate Market in 2025 continued the stabilization pattern we have observed since 2023. Since the crazy markets of the Pandemic Era from 2020-2022, the Denver real estate market has been consistently recalibrating into new normals where affordability, ownership costs and mortgage rates dominated buyers' decision making.

Let's examine the core numbers from the 2025 Market:

Active Listings at the end of the year were just above 7,600 which is 10.4% higher than 2024. New Listings in 2025 were 59,671 and that is 6.8% higher than 2024.

Closed Homes ended the year at 42,268 and that is down slightly from 2024.

Keep in mind our high for Closed homes was 64,119 in 2021 so last years market was down over 34% from just a short 4 years ago for numbers of homes sold.

The Average Price of a Single Family Home in 2025 was \$787,452 and that is just 1% higher than 2024. The Average Price of an Attached Home (Condo or Townhome) in 2025 was \$441,145 and that is 3.4% lower than 2024. The Average Days on the market for all homes increased by 24% to 47 days.

Now, let's talk about 2026:

Due to increased inventory and longer time on the market, many homeowners took a break from selling by removing their homes from the market last year with plans to return to the market in early 2026.

Combined with the traditional increase in Active inventory in the first quarter and the Spring Market, we may see an increase in supply that could result in a Buyer's Market and a slight cool down on prices to continue.

We don't expect dramatic market swings as buyers are just more thoughtful, well informed and prepared for today's realities. As always, please approach your Real Estate needs and decisions with our professional guidance and our experience that has seen this market before and will reward those who are prepared and ready.

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