

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

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, July 8: The Wizard of Oz
Monday, July 15: Deadpool
Monday, August 19: Mad Max: Fury Road
– <https://www.redrocksonline.com/film/>

National Dimples Day

On July 9 we admire those who have an adorable natural indentation known as the dimple on National Dimples Day.

Dimples are often associated with cute babies and good looking adults. Only 20-30% of the entire world population has dimples. Although most people possess two dimples, a rare few produce only one when smiling.

Dimples are considered a genetic trait. Normally, if one person in a family has dimples, it's likely another family member will. Some scientists believe we inherit dimples. However, other scientists believe dimples are a random trait people have. Until more research is available, no one knows which genes produce dimples. In fact, there is very little scientific research available to make a determination.

*Freedom is the open window through which
pours the sunlight of the human spirit and
human dignity.*

–Herbert Hoover

July 2024

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Centennial Ridge Garage Sale

LET'S ALL HAVE A GARAGE SALE TOGETHER!

JULY 13th, 8:00 – 2:00

Let's 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 13th 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

Colorado Caves To Explore

Cave of the Winds: Named for the cool breezes that emanates from the cave's entrance, Cave of the Winds in Manitou Springs is perhaps one of the most popular and stunning attractions in the Pikes Peak and Colorado Springs area. The cave opened to tourists in 1881, and today you can see 15 massive and brightly lighted rooms within nearly a mile of underground limestone caverns. For those who want a peek into its haunting depths, they'll turn out the lights and you can explore by lantern-light tours (included a haunted option). The cave also offers two thrill rides: a zipline across a canyon to witness the grandeur of the area, and the Terror-Dactyl, which launches riders 200 feet into the canyon at nearly 100 miles per hour. You'll also find attractions like the Bat-A-Pult — a seated zipline ride that soars 1,200 feet round-trip — as well as

obstacle courses, climbing walls and gemstone panning.

After a journey into the center of the mountains, consider a stop at nearby Manitou Cliff Dwellings, where Ancestral Puebloan homes are tucked into the side of sheer walls.

Glenwood Caverns Adventure Park: Take an aerial tram to the top of a bluff in Glenwood Springs, where a tour of the stalactite- and stalagmite-rich Glenwood Caverns begins. The caves themselves are actually near the top of the mountain, rather than near the bottom as you might expect and require a ride to the top on a gondola that also offers amazing views of the surrounding Roaring Fork Valley. The cave's wide-open, massive rooms are lined with otherworldly rock formations. If you're feeling like you've got the hang of this caving thing, there are also tours of undeveloped portions of the caverns that include some crawling and squeezing to get in to.

After a tour deep underground, take the high-speed alpine slide to the bottom of the bluff or enjoy one of the rides found at the Glenwood Caverns Adventure Park near the cave's entrance.

–<https://www.colorado.com/articles/colorado-cave-tours>




Did You Know...

- Independence Day was first celebrated in Philadelphia on July 8, 1776.
- Both Thomas Jefferson and John Adams died on Independence Day, July 4, 1826.
- In 1941, Congress declared July 4 a federal legal holiday.
- The 56 signers of the Declaration of Independence did not sign at the same time, nor did they sign on July 4, 1776. The official event occurred on August 2, 1776, when 50 men signed it. Later that year, five more signed separately, and one added his name in a later year. Thomas McKean was the last to sign in January 1777.
- The origin of Uncle Sam probably began in 1812, when Samuel Wilson was a meat packer who provided meat to the US Army. The meat shipments were stamped with the initials, U.S. Someone joked that the initials stood for "Uncle Sam." This joke eventually led to the idea of Uncle Sam symbolizing the United States government.
- Benjamin Franklin, John Adams, and Thomas Jefferson served on the committee that picked the eagle for the national seal. Benjamin Franklin wanted the turkey!
-<https://www.nashvillesmls.com>

Your HOA Board

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Jamie Cooke
Dan Coxall
Sean Mentzer
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Your Management Company

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This Space
Intentionally Left Blank
for Teen Services

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.



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Our August deadline is July 15th.



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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.

National Be Someone Day

On July 21st, National Be Someone Day challenges each of us to take ten seconds to make a difference in a child's life.

What can you do in ten seconds? We can shift gears or water a plant. We can hear or tell a bad joke. In ten seconds, we can change our minds, and after doing so, say a prayer of thanks. When we walk into a room, in that time, we can register the pain in someone's eyes and begin to provide comfort. We can praise and honor someone who deserves it.

In America, nobody says you have to keep the circumstances somebody else gives you.

—Amy Tan

4th of July vs Independence Day

As many history buffs know, there's some irony to rise of the phrase "Fourth of July" since the date itself has little significance. Congress approved a declaration of independence on July 2, 1776, and John Adams expected that to be the most important date in American history. The official Declaration, however, was approved two days later by a committee. The first printed copies read "In Congress, July 4, 1776." Since that broadsheet was tacked up in cities all over the nation, the date stuck.

—<https://slate.com/>

We hold our heads high, despite the price we have paid because freedom is priceless.

—Lech Walesa



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Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout	Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout

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Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—23

MEDIAN SOLD PRICE IN LONE TREE—\$986,690

AVERAGE SOLD PRICE IN LONE TREE—\$1,179,761



Tonya Fallows

303-489-5533

YOUR COLORADO
DREAM HOME TEAM
RE/MAX PROFESSIONALS



Continuing Rising Inventory!

As we assess the recent real estate activity and begin the hot summer selling season, there are a couple of factors and opportunities showing up for Buyers and Sellers! The year began with the feeling that most Sellers would only enter the market during a “need to move” category. However, the numbers are telling a different story as it seems that many Sellers have jumped into the market with both feet!

In an historic move the Denver Real Estate Market has over 9,100 active listings, which is 31% higher than April and the highest jump we have ever seen from April to May and active listings are now 75% higher than this time last year! Homes going under contract and closed properties are holding a close pace to last year, so we have an active market with growing supply and good demand from Buyers.

The normalization of housing inventory is creating some excellent opportunities for Buyers, as we track the activity over the last 7 days with just over 2,100 new listings, but also over 2,100 price reductions by Sellers. This has created many more choices for Buyers and much better affordability.

Sellers this is a great time to plan and prepare your home for sale with correct pricing during a very active market. Buyers your patience and persistence will pay off as you have more to choose from, and great opportunities to negotiate a good price on a great home.

Now, just like summer this season moves quickly so please call us today for the best and most experienced real estate advice.

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