

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

Train Rides In Colorado

Trains may seem old fashioned, but there's a reason they've held travelers' fascination since the 1800s. Take a step into the past and board one of Colorado's scenic train rides to see sights only reachable by rail. Carve through mountain gorges and find yourself hugging jagged cliffs on narrow gauge rails or traversing the banks of crystal-blue rivers and passing rushing waterfalls. These rails make exploring some of the state's most remote and untouched terrain accessible to all.

ROYAL GORGE ROUTE RAILROAD

Start & End Point: Cañon City

The Royal Gorge Route Railroad whisks you along the curves of the Arkansas River and past the 1,000-foot-high granite walls of the canyon the railway is named for. Book a Vista Dome seat for spectacular views out of the curved glass roof and enjoy a gourmet meal in first class accompanied by a well-curated wine, brew and cocktail list. The train's regular schedule runs year-round.

LEADVILLE, COLORADO & SOUTHERN RAILROAD

Start & End Points: Leadville and Climax

The Leadville, Colorado & Southern Railroad boasts the ideal route for seeing Colorado's vibrant wildflowers as it navigates hairpin turns along the upper Arkansas River Valley. Keep an eye out for Mount Elbert and Mount Massive, the state's two tallest peaks, as you listen to stories about Leadville's colorful mining past on this 2.5-hour round-trip journey. The train's summer schedule runs from late May to early October.

GEORGETOWN LOOP RAILROAD

Start & End Points:

Silver Plume and Georgetown

Connecting the mining towns of Georgetown and Silver Plume, the Georgetown Loop Railroad was an engineering marvel of the 1800s. This short and sweet 2-mile stretch of track just three feet in width traverses through the steep and narrow canyon, corkscrewing

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Vol. 08 No. 07 • Circulation: 140

It's Time!!!!

Centennial Ridge Garage Sale

LET'S ALL HAVE A GARAGE SALE TOGETHER!

JULY 11th, 8:00- 2:00

Lets 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 11th 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

Red Rocks Park & Amphitheater

Red Rocks Amphitheater, one of Colorado's most popular attractions, is located right in Morrison's backyard. Famous for its beautiful amphitheater surrounded by jaw-dropping giant red sandstones, as well as a number of great trails, this park is a must-see on any visit.

Red Rocks is home to concerts from top artists throughout the year, mostly from April through November when the weather is warmer and days are longer. The park even offers drive-in-style movies during the summer months known as Film On the Rocks.

Another important stop for music and history fans is Spirit, an impressive statue depicting John Denver and an eagle. After seeing all there is to see near the visitor center, head out on a hike on one of the many trails in the park. One option is the Trading Post Trail, a 1.4-mile trail that winds through some of the park's most impressive rock formations.

Dinosaur Ridge, Morrison, CO

A perfect place for kids and history enthusiasts alike, Dinosaur Ridge is one of the premier places to see and learn about dinosaur fossils and footprints. Home to the original sites of some of the most famous dinosaurs like Stegosaurus, Dinosaur Ridge is full of interactive exhibits and activities that make it a great stop for families.

All visitors should be sure to take a tour of the park. Guided bus tours, as well as guided walking tours, are available. As a bonus, all tour tickets include access to Trek Through Time, an indoor, hands-on museum at the visitor center.

The visitor center also hosts a digging area for children to dig up model dinosaur bones and fossils. Guests can also find the gift shop in the same area. Be sure to check out the trails at Dino Ridge as well.

Dinosaur Ridge Trail is two miles round-trip and includes countless opportunities to spot dinosaur tracks. There are a number of interpretive signs along the way to point out tracks and describe the history of the area.



Train Rides, *continued from front page*

through craggy rock walls and gaining more than 600 feet in elevation on four bridges. The railroad was one of Colorado's first tourist attractions, and remains a must-see destination for those seeking a taste of history, beautiful sights and breathtaking thrills. The Georgetown Loop's regular season runs April through October, but check their site for special winter holiday trains.

DURANGO & SILVERTON NARROW GAUGE RAILROAD

Voted the No. 1 train in the country by USA Today readers in 2021 and 2022, this 1880s coal-fired, steam-powered locomotive runs 200 feet above the blue-green waters of the Animas River. As the Durango Train snakes along the river's banks and high canyon walls, expect views of majestic peaks, rushing waterfalls and remote natural areas like the Animas Gorge and San Juan National Forest. The 9.25-hour train ride includes a two-hour stop in the town of Silverton, or opt for the express ride at 5.25 hours if you're short on time. The train's regular season runs year-round.

THE BROADMOOR MANITOU AND PIKES PEAK COG RAILWAY

The Broadmoor Manitou and Pikes Peak Cog Railway — the world's highest cog railway — is easily one of the most famous Colorado train rides, with its apex at the 14,107-foot summit of Pikes Peak. Your conductor narrates the 9-mile journey with fun tidbits on area history and local lore, while you soak up views of sweeping plains and the Continental Divide. After snapping pics at the top of this Colorado fourteener, make sure you try a high-altitude doughnut at the Summit House, located in the Summit Visitor Center. The cherry-red railcars keep a year-round schedule but check for weather closures.

CRIPPLE CREEK & VICTOR NARROW GAUGE RAILROAD

Start & End Points: Cripple Creek and Victor

Clamber onto the open-air cars of the Cripple Creek & Victor Narrow Gauge Railroad, pulled by a 15-ton "iron horse" of a locomotive. Several stops along the route of this family-owned railroad provide views and photo ops of Pikes Peak and old mining camps, as well as the opportunity to hear the train whistle ricochet off the walls of Echo Valley. The 45-minute ride is fully narrated, with the conductor sharing wonderful facts about the history and scenery around Cripple Creek. The train's regular schedule runs rain or shine, from late May to early October.

—<https://www.colorado.com>

Be Someone Day

On July 21, 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.

Your HOA Board

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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.

Newsletter Connections: 303-979-7499 or
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To find ad rates and discounts, go to
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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 [NewsletterConnections](mailto:NewsletterConnections@coloradolasertype.com) at [getinfo@coloradolasertype.com](mailto:NewsletterConnections@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.

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

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Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call/text 719-349-0679 to go over pricing and how to place your order. KSayles@plainstel.com

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

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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.

Father Daughter Take A Walk Day: July 7th

National Father Daughter Take a Walk Day is observed annually on July 7th. This day promotes the benefits of family bonding time between fathers and daughters as well as the benefits of physical activity.

The memories made during your time together will stay with you forever. During the summer season, there are many incredible places to walk and enjoy nature as you spend time talking, laughing, and bonding. While taking a stroll, cherish the time spent together. Your child will value the gift of the time you give no matter how old they are.

Tiny Town: Morrison, CO

A truly unique attraction, Tiny Town is a collection of over one hundred homemade miniature buildings forming a small mountain town. The buildings are built at a 1/6 scale, so children and adults feel like giants while wandering through the town. Besides the buildings, there is also a 15 in. gauge miniature railroad that visitors can ride throughout the park. The track is just over half a mile in length, and a trip on one of the steam-powered trains grants visitors exclusive access to parts of Tiny Town that can't be seen from the sidewalk.

Laughter is America's most important export.

—Walt Disney

Grow Your Business This Summer! Connect Directly with Your Neighbors!

Highly Targeted & Zero Waste: Your ad reaches households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.

Higher Engagement & Memorability: Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.

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NEWSLETTER CONNECTIONS

Our August Deadline is July 15th.

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YOU ARE INVITED TO "MONEY 101"!

Join us for a complimentary educational dinner.

This workshop will help you grow & protect your money for:

- College Funding
- Retirement Planning
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- Simple Wealth Accumulation

July 14th, 6:30 pm in Southwest Littleton
(C-470 and Kipling)

Call/text host Kristy Monroe at 720-248-7080 or
kristy@monroefinancialteam.com to reserve your spot!

Bring a friend... You are our guest!

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Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—38

MEDIAN SOLD PRICE IN LONE TREE—\$792,000 (3 Sold and 2 Active in Cent Ridge)

AVERAGE SOLD PRICE IN LONE TREE—\$927,208 (95% of Original List Price)



Tonya Fallows

303-489-5533



Welcome to the SUMMER REAL ESTATE Market!

Outside forces seem to be at work in the Denver Real Estate Market, as we feel the residual effects of wars and rumors of wars in our costs of living, potential higher inflation and maybe a stronger economy with more jobs being created which in turn increases the risk of higher interest rates! Stubbornly high and fluctuating mortgage rates are impacting BOTH seller activity and buyer demand. May saw some nice late Spring activity as the Pending Sales were just over 4,100 which is up 2% from May of 2025 and Closed homes were right at 4,000. However, that is down almost 7% from May of last year! We are at just about 3 months worth of inventory – and that is an indication of an emerging balanced market IF new listings keep pace with demand this Summer! The Average price of a Residential home was \$744,000 (**the Average in Centennial Ridge is \$772,500**), a 3.3% increase from May of 2025!

Sellers: Preserving market value without having to move on price, means preparing your property to anticipate inspection contingencies, and potentially offering concessions to buyers for RATE BUY DOWNS. Well-priced homes that show value are still attracting strong interest and going under contract at a healthy rate.

Buyers: New purchase, move up, and downsizing buyers can expect interest rates to continue in the mid to high sixes which means you are better served looking for a rate solution than waiting for a substantial price correction. In an adjusting market everyone needs to be open to negotiation, which demands professional skills and focus on client outcomes.

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

Not intended to solicit currently listed properties or represented buyers. Source: Metrolist 2021. Not all listings were listed and/or sold by Debby Ludvik & Tonya Fallows. Information deemed reliable but not guaranteed.

