

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

June 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

National Flag Day

On June 14th, National Flag Day honors Old Glory and commemorates the adoption of the United States flag on June 14, 1777. The holiday is a day that Americans show respect for the U.S. Flag and what it represents. Representing independence and unity, the Star-Spangled Banner has become a powerful symbol of Americanism and the flag is flown proudly.

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, June 10: The Matrix
Monday, June 24: Shrek
Monday, July 8: The Wizard of Oz
Monday, July 15: Deadpool
Monday, August 19: Mad Max: Fury Road
– <https://www.redrocksonline.com/film/>

Father's Day Activities That Are Fun For The Whole Family

TAKE A WOODWORKING CLASS: There's something about crafting something from wood that's so rewarding. Whether your guy is already a master carpenter or just interested in learning more about the skill, attend a local woodworking class or sign up for one online. Even if he just ends up making a footstool or chopping board, it's a fun project and he gets to keep the fruit of his hard work as a sweet Father's Day memory.

BUILD A MODEL: Remember the days of carefully making a miniature car, tank, rocket or other model kit? Your dad probably does, too, and would probably love to make one again. Order a kit online or head to the hobby store to find the project that suits him best. If you've got the time, join him in the project. After all, time spent together on Father's Day is the best gift you can give your dad.

CREATE A MAN CAVE: Does your dad have a space all his own? If not, help him make a man cave where he can retreat to watch all his favorite shows on TV or tinker around without worrying about messing up the throw pillows. No need to have a spare room or basement, just a spot or corner where he can kick back and chill.

GO GOLFING: Dads and golf go together like, well, dads and golf. You can't go wrong being his caddy for the day while he practices his chip shot on the fairway. Not much of a golfer? No worries, miniature golf is a blast and an activity the whole family can join in on.

PLAN A FISHING TRIP: Catching fish is usually less important than the time spent out on the water taking in the scenery and enjoying the great outdoors. Whether you nab a couple for dinner or just toss back a few beers while hanging out with your dad, you can't go wrong taking him fishing on Father's Day.

BUILD A BIRDHOUSE: Spend the day building a birdhouse together either from scratch or using an easy DIY kit. Along with encouraging his favorite fowl to nest nearby, the time you spend working together on the project is sure to leave you with lasting memories.

PLAY PICKLEBALL: Think tennis meets ping pong, and you've got the latest sports craze taking over the country. Pickleball courts are popping up everywhere, so find one near you and take Dad for a fun day out in the sun.



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Father's Day, *continued from front page*

BUILD A FORT: Make him feel like a kid again by building a fort for Father's Day. If you're up to the task, install a shed. After all, everyone knows that sheds are really just forts for grown-ups. For a temporary solution, throw sheets and blankets over a few chairs and call it a day.

RENT A BOAT OR KAYAK: If you're lucky enough to own a kayak or boat, there's no better day to take it out — weather-permitting, of course. Otherwise, find a local place with available rentals, so you can spend Father's Day out on the water.

ICE CREAM SUNDAE BAR: There's nothing dads like more than ice cream. Nothing. Assemble a sweet spread, complete with an assortment of ice cream flavors and toppings. Hand him a super-size bowl and spoon, then let him eat to his heart's content.

HOST A BACKYARD MOVIE NIGHT: Transform your backyard into a movie theater. Pick up an outdoor projector or rent one from a local rental store, so you can get a taste of under-the-stars viewings before you make the splurge. Once you've got everything sorted out, invite the neighbors, pop some corn and press play.


HOST FATHER'S DAY DINNER: Sometimes simple is the best way to go. For the guy who enjoys hanging out at home, make his favorite dinner or try a new Father's Day dinner recipe to shake things up. Wrap up the day by watching a dad-inspired movie or taking him out for ice cream.

—<https://www.today.com/life/holidays/>

**This Space
Intentionally Left Blank
for Teen Services**

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.



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Advertise In This Newsletter!

Our July deadline
is June 14th.

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NEWSLETTER
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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.

Beef for Sale. Colorado Family Ranch. Price includes delivery & processing. 719-649-0679. KSayles@plainstel.com

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.** Get the best burrito in town at Burrito King on Alameda & Garrison.

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Mile High Home Services - Professional Cleaning Service accepting new clients. Thorough, reliable w/ competitive rates. Please call Susan: 303-794-6805.

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.

Mutt Market: A Pup Friendly Market

Aspen Grove, Saturday, June 8, 10 am - 2 pm

Join us for our fourth annual Mutt Market benefitting the Humane Society of South Platte Valley. It's the best dog-friendly and dog-focused market in town. The event is free, but registration is required. Please RSVP for any dogs or humans attending! Here is what's on deck for this year:

- 25 local dog-friendly vendors
- Caricature artists
- Bubble foam pit
- Animal communicator
- Barkin' BINGO (with great prizes)
- Musical Sit
- 2nd annual dog look-a-like contest
- Dog washing station supporting HSSPV
- DIY dog flea powder with Apothecary Fairy
- DJ, food trucks, beer, wine, and canned cocktails

– <https://aspengrovecenter.com/event/mutt-market/>

Living & Aging Well Luncheon

Xeriscape Practices and Native Plants

June 10 @ 11:30 am - 1:00 pm, Lone Tree Golf Club & Hotel
Cost: \$16.00

Enjoy lunch, meet local seniors, and discover something new with different entertainment at each luncheon! Please join the Living & Aging Well Commission in welcoming Kevin Snow, who will get spooky with a presentation on Xeriscape Practices and Native Plants, with John Murgel from the CSU Extension Douglas County,

– <https://cityoflonetree.com/events/>



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METRO DENVER FARMERS' MARKET

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MARKET ON YOUR CALENDAR

Saturdays SOUTHWEST PLAZA MAY 4 - OCT 26 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout	Saturdays LAKWOOD JUN 15 - SEP 28 Mile Hi Church Alameda & Garrison 10am-2pm or Sellout
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

Sign up for our Newsletter!
FOR MORE INFORMATION
www.denverfarmersmarket.com




Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—40

MEDIAN SOLD PRICE IN LONE TREE—\$919,000

AVERAGE SOLD PRICE IN LONE TREE—\$1,076,481



Tonya Fallows

303-489-5533

YOUR COLORADO
DREAM HOME TEAM
RE/MAX PROFESSIONALS



Rising Inventory!

We finally have RISING INVENTORY!

We are watching the beautiful landscapes in the Denver Metro area come into full Spring Bloom, while the Real Estate market is also coming back to life! The optimism in the Denver Real Estate market is showing some strength as resilient buyers continue to battle affordability and financing when they find the right home at the right price.

The best news is Inventory at the end of April jumped to 6,990 which is 51% higher than this time last year, and is providing more choices for Buyers with a huge thank you to Sellers getting back into the market! We expect Inventory to continue to climb through June, and Sellers, take note that Move-In Ready homes that are priced correctly are selling much faster and still attracting multiple offers. Homes that are not turnkey are struggling to find buyers, unless the proper pricing adjustments are made.

The Denver Metro area ranked as the hottest housing market in the country for a second year in a row according to a report from U.S. News & World Report! Buyers, you have more choices in the market now, so please don't procrastinate waiting for prices to come down as the market is up an average of 5% year over year.

We have extensive experience in this market, and look forward to helping with any of your Real Estate needs!

Let's Spring into your new home this June, so you can enjoy it all Summer and into our Beautiful Colorado Fall.

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