

# Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

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## Centennial Ridge Garage Sale

LET'S ALL HAVE A  
GARAGE SALE TOGETHER!  
JULY 11th, 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 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: 303-489-5533, tfallows@remax.net

## National Children's Day

June 14th rewinds time for a moment to celebrate National Children's Day. This day honors the children in our lives by slowing down our fast-paced lives, turning off the tech, and refocusing on the important things. Taking one day may not be enough, but using it as an opportunity to redirect our family life is an important way to stay connected with our children.

Children look up to adults in their life for guidance. While their personalities are unique, children develop their character as they spend time with people. In fact, early interaction is good for development and essential for their growth. Language skills, communication skills, and emotional skills are formed at an early age. National Children's Day is the perfect time to give the little humans in your life a bit extra time.

*Let it be June, bring the summer beach back,  
and let our life be simple again.*

– Unknown

## Ways To Keep Your Kids Entertained This Summer

Summer's in full swing, the kids are on vacation and looking for things to do. Before you give in to the unrealistic notion that your children need to be entertained on a regular basis when they're not in school, remember that it's summer – a time for even the most active kids to take a break from organized activities and find ways to entertain themselves. This list of practical (and fun) ideas for things kid can do on their own, or with a parent or caregiver, should help you survive until the school bus rolls into the neighborhood again.

1. **Pick your own... whatever.** Find a farm with blueberries, strawberries, tomatoes, flowers, etc., and get picking.
2. **Camp out.** First-timers, try backyard camping.
3. **Camp in.** Put the sleeping bags on the floor and have a family slumber party.
4. **Rearrange the furniture.** Give the kids graph paper and have them draw out a plan first.
5. **Invite friends over for a game day.** Have a kids' games table and an adult one too. Candyland, chess, Monopoly, Clue – let the kids pick their favorites.
6. **Make your own pizza.**
7. **Talk to the animals.** Go to a zoo. If there isn't one nearby, take a virtual zoo tour online.
8. **Get wet.** Break out the kiddie pools, hoses, and sprinklers. Or if the budget permits, spend the day at a waterpark.
9. **Have a puzzle race.** Stock up on 100-piece puzzles and see who finishes first. For older kids, skip the race and challenge them to complete a mega-piece puzzle. Set up a spot where everyone can join in working on the puzzle.
10. **Play (or learn) card games.** Amazing how much fun you can have with a single pack of playing cards. Little ones can learn crazy eights or Old Maid. Teach the older kids rummy or poker, or discover new games to master.
11. **Make good use of nearby parks.** Go to your local park's website, print the schedule of activities and tape it to the refrigerator.
12. **Pack a picnic.** And plop down to eat it just about anywhere, at a free concert, in a state park or in your own backyard. Rainy day? Have an Indoors Picnic! Spread a blanket on the living room floor where there are no bugs or rain to contend with and the children will love it!

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## This Summer, *continued from front page*

13. **Join (or create) a summer reading club.** Most local libraries have a summer reading program that awards prizes for the most books read. If your library doesn't, create your own. Pick a day of the week to be library day. You take back the read books and pick up new ones. Create categories and award prizes to whoever read the most books in those categories. If you have three children, have three categories. Make sure every child gets a prize.
14. **Experiment with new hairdos.** Let the kids try out not-permanent colors or braids. Or maybe a spiked look.
15. **Set a goal and complete a home project.** Spare room need cleaning out? Fences need painting? Kitchen cabinets in need of organizing? Find ways to let the kids help.
16. **Let the kids cook dinner.** In fact, make a tradition of it.
17. **Host a sleepover.** And the maybe your kids will be invited next – giving you a free evening.

–<https://www.seventhgeneration.com>

## Cliff Dwellings And Ruins

Colorado is home to several sites which include cliff dwellings and ruins. Take a car trip this summer to view some of these historic places.

**Canyon Pintado National Historic District** resides in western Colorado. In this district, you'll find rock art and homestead ruins from as early as 1200 AD, much of which is viewable from your car, perfect for those who would rather forego a hike.

**Chimney Rock National Monument and Park** in Pagosa Springs is a great place to spot ancient Puebloan ruins that date back thousands of years, including kivas, a pit house, and multi-family dwellings.

**Hovenweep National Monument** is located near Cortez in the southwest corner of the state, and it extends into Utah, where you can find the visitor center. Hovenweep is an ideal spot for camping and ruins-viewing, as you can even see the ruins of Hovenweep Castle and towers built by the Ancestral Puebloan people.

**Mesa Verde National Park** is the perfect place to view ancient cliff dwellings, as there are over 600 well-preserved dwellings plus 4,000 ruins in this notable archaeological site. Be sure to stop by Canyons of the Ancients if you have the time since it's not far away.

**Ute Mountain Tribal Park** offers guided tours of cliff dwellings and villages from the Ancestral Pueblo people. You can choose between an easier hike or a more active one, but both are packed with information.

–<https://www.uncovercolorado.com/archaeological-sites/>

## 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  
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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 **Newsletter Connections** at [getinfo@coloradolasertype.com](mailto:getinfo@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](http://NewsletterConnections.com).

**Curtis Construction. Free Estimates!** Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

**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](mailto:KSayles@plainstel.com)

**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.

Classified ads are \$3.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

### Yoga On The Rocks

Yogis of all levels can begin their day by flowing in the serene and beautiful outdoor setting of the iconic Red Rock Amphitheatre. Every Saturday morning from June to August, excluding the weekend of the 4th of July, get a vital workout led by world-class instructors. It's a great way to bring peace and a sense of groundedness to your busy summer days.

Just pop out of bed, grab your mat, and join the many early risers for a workout with a view that starts at 7 am, but you can claim a spot as early as 6 am. Classes will be held on Saturdays from late May to early August. You can choose between purchasing just a session ticket or a season pass, but tickets must be purchased in advance online.

—<https://www.redrocksonline.com/yoga/>

### Go Fishing Day

National Go Fishing Day on June 18 encourages us to drop a line – in the nearest stream, pond, lake, or river. It's time to take a break from our daily routine, bait a hook and catch some fish while enjoying the outdoors on your relaxing endeavor.

The act of fishing has been around for thousands of years. In fact, archeologists have found evidence of it dating back to the Upper Paleolithic period about 40,000 years ago. As part of human culture and survival, fishing has always been a consistent way to feed our families while enjoying a relaxing pastime.







## 6th Annual Paint Recycling Fundraiser

Presented by Centennial Painters

Saturday, June 20 | 9:00 AM – 1:00 PM

St Andrew United Methodist Church



**ACCEPTING:** Unlimited amounts of latex & oil-based paint. 5-gallon or smaller containers. **NOTE:** Spray paint is not accepted. Scan code for details.

SIGN UP HERE



Paint recycling is Free. Voluntary donations will support the Rotary Club of Highlands Ranch.

*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.

**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.



303-979-7499

Locally owned and operated.



Our July Deadline is June 15th.

[info@newsletterconnections.com](mailto:info@newsletterconnections.com)  
[NewsletterConnections.com](http://NewsletterConnections.com)

# Centennial Ridge

## LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—34

MEDIAN SOLD PRICE IN LONE TREE—\$705,000 (1 Sold in Cent Ridge and 2 Pending)

AVERAGE SOLD PRICE IN LONE TREE—\$864,713 (96% of Original List Price)



*Tonya Fallows*

303-489-5533



### Spring and Summer Peaks, then Valleys!

Actually, Denver is settling into something much more consistent and far less dramatic. Denver saw aggressive rising markets from 2017 through the Pandemic boom with Median prices going from \$473,000 in early 2021 to over \$616,000 in April 2022. 2026 has felt like a slow and steady groundhog year with the Median price being nearly identical at \$602,000 in April 2024, and \$604,000 in 2025 and \$605,000 in April 2026. Wide-ranging household demands have created a much more consistent real estate market versus the seasonal trends of past years. This continued positive trend also displays the resiliency of the forces in play in real estate versus the global economic uncertainty! Supply and Demand continue to provide a strong market foundation with Active Inventory rising over 17% from last month to over 11,000. Pending and Closed homes sales remained in a good pace with numbers almost identical to last month!

**Sellers**, We are seeing a clear pattern where homes that are prepared and show well and priced correctly will sell in the first 7-10 days. If they miss this window they then trend toward the average days on the market, which is currently 40.

**Buyers**, you have a great supply of homes to preview and compare. And even a little time to think about your purchase, compare and then negotiate. Prices are staying fairly consistent this year, but be careful not to rely on the “wait and see” approach too much. If you see the next home for you, make a decision quickly before you encounter potential competing offers! This Denver market isn’t unpredictable like it was a few years ago - it’s a market that’s becoming reliable and steady! Right now, reliable, and steady is a good place to be!

**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**