

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

March Garden Calendar

Plant: Indoors, after March 15th, start seeds under grow lights. Perennials like lupine and delphinium and annuals like cardinal vine, hyacinth bean vine, marigolds, zinnia, nasturtium and many more.

As soon as ground can be worked, till in 1" to 2" of composted cotton burrs or aged manure into your vegetable garden.

Mid-March plant peas and sweet peas directly in the garden, soak the seeds overnight. Lettuce can be planted next, then radishes. Fall-bearing raspberries can be planted mid-March. Some varieties are: Heritage, Fall Gold, Fall Red, September, Pathfinder or Trailblazer.

Garden centers will have small bare root trees and shrubs and bare-root roses on sale to tempt and tantalize you. Go ahead and succumb. These can be planted from now through April. If you're planting in March look for a time when we have predictions of three or four mild, pleasant days. Soak the roots overnight in a bucket to give plants a good start.

Late March fertilize evergreens and deciduous trees.

Lawn: Core aerate the lawn or have it done by a qualified lawn service. Aeration can be done anytime during the growing season, but to get your lawn off to a good start do it in March. Before aeration make sure the soil is moist to get 3" plugs. Leave plugs on the lawn. If you had crabgrass problems last year apply a pre-emergent herbicide. However, once you've applied a pre-emergent you won't be able to put down grass seed. The herbicide will block the seed from taking root.

Tools: Get your lawn mower ready. Clean and sharpen the blade, drain gas and oil, and replace the spark plug. If your hand tools weren't cleaned last fall, do it now.

—By Eileen Tully,
Colorado Master Gardener

March 2025

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A St. Patrick's Day Celebration With Altan

Sunday, March 9, 2025, 7 p.m.

No Irish traditional band in the last thirty years has had a wider impact on audiences and music lovers throughout the world than Altan. With a career in Irish music for over 35 years, the band has achieved legendary status in a genre that has been equally shaped by the band's influence and genius. This St. Patrick's Day celebration promises a boisterous concert with vision, artistry, and an undeniable sense of fun.

—<https://www.lonetreeartscenter.org>

Celebrate Saint Patrick's Day

Where: Downtown Denver

When: Saturday, March 15, 2025

Perhaps the biggest St. Patty's Day event in Colorado, the Denver St. Patrick's Day parade is a long-time tradition in the Mile High City that both locals and tourists enjoy every year. In its 61st year, the parade will be bigger and better than ever before with hundreds of colorful floats, dancers, performers, and music, all honoring our police, fire, and first responders. The parade begins at 9:30 am at Wynkoop and 19th.

—<https://www.uncovercolorado.com>

Find Your New Favorite Restaurant

When: Friday–Sunday, March 7-16, 2025

The Mile High City hosts its 21st annual Denver Restaurant Week this month, featuring hundreds of participating eateries that offer set-price menus. For either \$25, \$35, \$45, or \$55 you'll have a three-course meal experience at an array of restaurants around town. Everything from international cuisines to award-winning chef creations and even food halls is included in this 10-day event, so be sure to poke around and try out somewhere new.

—<https://denverrestaurantweek.com>

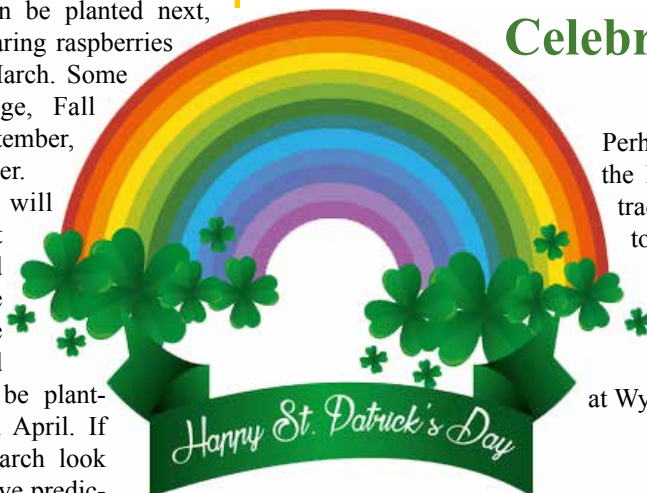
Beer Cheese Dip: www.delish.com

Ingredients:

- 3 Tbsp. cornstarch
- 1 cup evaporated milk, divided
- 1 1/2 cups (12 oz.) lager
- 1 Tbsp. Dijon mustard
- 2 tsp. Worcestershire sauce
- 1/2 tsp. paprika
- 12 oz. sharp cheddar, shredded (about 3 c.)
- 1/2 tsp. kosher salt (optional)
- 1 Tbsp. finely sliced chives
- Soft pretzels, for serving

Directions:

1. In a medium pot, whisk cornstarch and 1/2 cup milk until smooth. Add lager and remaining 1/2 cup milk, stir and bring to a boil over med-high heat. Cook, stirring occasionally, until thickened, about 1 minute. Whisk in mustard, Worcestershire, and paprika.
2. Reduce heat to low. Add cheese and stir until melted and incorporated; season with salt, if needed.
3. Transfer dip to a serving bowl. Top with chives. Serve with pretzels alongside.



Grocery Shopping Habits You Need To Change If You Want To Save Money

Here's how to take down your food bill. Looking to cut down on costs? Avoid making these mistakes at the supermarket.

You're shopping while hungry. You've probably heard you should never go grocery shopping on an empty stomach. There's a good reason for that: Hunger and cravings can drive your decisions, overshadowing clear-minded logic and leading to an increase in impulse buys.

SOLUTION: Fuel up first! Schedule your shopping trips after mealtimes or eat a quick, healthy snack beforehand.

You're going in without a list. Strolling up and down each aisle looking for dinner inspiration may be a relaxing practice, in theory, but it's an activity that can cost you.

That's because grocery stores are designed with the goal of persuading you to add more goods to your cart. As you walk past brightly colored cereal boxes and big red discount signs, immersed in the scents of freshly baked pastries and a catchy pop playlist, you may be convinced to treat yourself and end up spending way more than you originally planned.

SOLUTION: Come in with a game plan. Before you leave the house, think about what you want to eat for the week, then write out a shopping list organized by category (e.g. produce, dairy, meat and seafood, pantry). Now you're ready to navigate through the store like a pro, avoiding as many distractions as possible.

You didn't shop your kitchen first. Starting with a meal plan is great, but it loses most of its value if you jot something down without taking inventory of what ingredients are in your house first. Without checking to see if you already have a container of breadcrumbs in the pantry or bag of peas in the freezer, you're most likely going to double up on purchases, needlessly spending.

SOLUTION: Before heading out, cross any ingredients you have at home (and therefore don't need to buy) off your list. Even better: Shop your kitchen before making a list, so you can flag which foods you already have at home that need to be used up ASAP and brainstorm delicious ways to feature them in meals throughout the week. For example, if you see an extra carton of Greek yogurt in the fridge, consider slating protein-packed pancakes and air fryer fish taco bowls into this week's rotation.

You're not looking at unit prices. Once you get to the store — with shopping list in hand — you're ready to start evaluating the costs of everything. If you're making your decisions based exclusively on the purchase prices, you may not actually be getting the best deal. A quick side-by-side comparison in the grain aisle may tell you one brand of rice is clearly cheaper, but pick up the bag and you may find it weighs so much less than its more expensive counterpart.

SOLUTION: Base your decisions off the unit price rather than the purchase price. That means dividing the total cost by a standard unit of measurement (think: ounces, grams) to better

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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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for Teen Services**

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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.

Grocery Shopping Habits, *continued from page 2*

calculate how much a good costs. This standardization makes it easier to properly compare prices. To continue with the rice example, if brand A costs \$4 for 8 ounces and brand B costs \$6 for 16 ounces, it becomes clear that brand B is actually the better financial selection, costing nearly 13 cents less per ounce.

You're not scoping out the deals. Waiting until you get to the store to see the sales puts you in a position where you'll have to pivot and improvise what you'll be cooking for the week. Plus, you may miss out on an opportunity to score big savings at one grocery store, since instead you go to another.

SOLUTION: Do a little digging for deals and discounts before you make your shopping list. Check the circulars in your mailbox or online to see the weekly specials available at the supermarkets near you. Subscribe to email newsletters, download grocery store apps and sign up for free memberships, which often unlock exclusive savings. For instance, Amazon Prime members have access to special deals at Whole Foods. Other grocery stores offer special customer appreciation discounts on purchases made at certain times. And, many stores have senior discount days that offer a certain percentage off as well.

—<https://www.bhg.com/>



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Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—42

MEDIAN SOLD PRICE IN LONE TREE—\$802,500

AVERAGE SOLD PRICE IN LONE TREE—\$1,032,283



Tonya Fallows

303-489-5533



The Sellers Have Come Alive in 2025!

One of our Top Projections for 2025 was that Sellers will be nudged back into the market and increase our Inventory. We have good news, as the main highlight for January was an influx of new listings!

We ended the month with almost 60% more homes on the market than January of last year, which is a sign of a healing market. Average prices are sitting steady, at about \$687,000. The biggest surprise in the numbers is that the average Days on Market is now at 61 days, up 25% over last year. Interest rates are mostly unchanged, possibly trending slightly lower, but the most reliable metric is always Supply and Demand. Supply is increasing, and we see demand following up, as the newest listings have been very active, some with multiple offers.

Sellers, the Prime Time of our Market has begun, and you have favorable conditions for a successful sale when working with Debby and me at RE/MAX Professionals.

Buyers, keep your head up this year, as you may have the best selection of homes that we have seen for many years!

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