

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

March 2026

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Denver Restaurant Week: March 6-15 Menus Are Live!

With an ever-growing number of food and beverage awards to its name (including several from the uber-prestigious James Beard Foundation and MICHELIN Guide), Denver has quickly become a dining destination for foodies. You'll find plenty of fine dining options at chef-owned eateries, along with cuisine from around the globe at our gourmet food halls and markets, and fresh, local ingredients like green chile and Colorado beef and lamb.

Denver Restaurant Week showcases the creative, exciting menus that diners have come to expect – with both to-go and in-person options. There are four price points: \$25, \$35, \$45, and \$55 for a multi-course meal. Menus can be viewed at <https://denverrestaurantweek.com>.

National Good Samaritan Day

National Good Samaritan Day on March 13th recognizes the unselfish actions of those who provide help when needed. The day is also known as Good Samaritan Involvement Day and celebrates kindness in all its forms.

GOOD SAMARITAN DAY IDEAS:

- Make an effort to help someone who is struggling or having a problem.
- Share a story about someone who was a Good Samaritan in your life.
- The act of a Good Samaritan can be large or small. Something as simple as a phone call to as inconvenient as stopping to help change a tire are all acts of a good Samaritan.
- Make a commitment to developing a habit of kindness and awareness of others.
- Volunteer. Offer your valuable skills to others in times of need. Do you enjoy sports or have mad math skills? Your ability to mentor youth may change someone's life for the better.

Trip Ideas For An Epic Spring Break Right Here In Colorado

Spring break in Colorado is a dream come true for outdoor enthusiasts, adventure seekers, and anyone looking to immerse themselves in the natural beauty of the Rocky Mountains. Whether your family craves adrenaline-pumping activities or serene moments in nature, there's something for everyone to enjoy.

Experience Rocky Mountain National Park

Rocky Mountain National Park is a must. Spring in the Rockies is the best of both worlds: the mountains are still capped in snow, wildflowers have begun to peep through the snow, and the weather is getting warmer, but the crowds still have yet to arrive. When you take your family to Rocky, they'll gain a profound appreciation for nature. RMNP is home to some of the most epic scenery in the country, from meadows found in the montane zone to glistening alpine lakes and up to the towering mountain peaks. The park offers plenty of sightseeing, easy hikes for little ones, longer and more difficult hikes for experienced outdoorsmen, and of course, plenty of places to picnic.

If you're looking to spend multiple days exploring the park, check out accommodations in Estes Park, the quirky town that neighbors the park, for easy access.

All Things Pike's Peak

Just an hour South of Denver is the famous Pike's Peak, the highest summit in Colorado's Front Range, featuring the highest road in North America. The Pike's Peak region is full of natural wonders that can easily keep any spring breaker occupied. Pike's Peak itself is of course unmissable. While the road to the top doesn't open until Memorial Day weekend, the Pike's Peak Cog Railway runs year-round – just make sure to pack extra layers. This old timey train is tons of fun for

all ages and offers spectacular 360-degree views.

On the way to Pike's Peak, you'll pass through the adorable vacation town of Manitou Springs, which could easily keep anyone occupied for a few days.

The town is home to an extensive, fully operational penny arcade, dozens of art galleries and exhibits, and eight natural springs you can drink straight from, hence the town's name. For visitors looking for a challenge, the Manitou Incline is a hike up 2,744 steps at an incline of up to 68 percent. It's not for everyone, but if you're up for it, the views won't disappoint.

The area is also home to Garden of the Gods, an absolutely stunning natural landmark made up of unique red rock formations with a rich geologic history. It's worth at least driving through and walking around the accessible and scenic trails.

Mining Towns Road Trip

Colorado's gold rush started back in 1859, and it's legacy lives on today in the form of preserved mines and historic mountain towns up and down the Colorado Rockies. Spend your week or a couple of days back in the 1800s on this unique and scenic road trip.

Start your journey just half an hour from Denver in Central City, a charming town that came to be known during the Colorado Gold Rush as the "richest square mile on earth." Central City still has many of the original buildings, architecture,

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Spring Break, *continued from front page*

gold mines, and Old-West cemeteries intact. History buffs and mining enthusiasts can take a tour of the Coeur D'Alene or Hidee mines, and your kids will love panning for gold there.

Just twelve scenic miles from Central City is Idaho Springs, home to the Argo Mill and Tunnel, an old mill that was instrumental in ore processing and transportation to the Denver Mint which you can still tour today. The town offers endless charm and a great environment to spend an afternoon.

Next, head to Georgetown and ride the Georgetown Railroad, the historical railroad that miners used to transport them to mines back in the day. Today, it's a scenic route that's tons of fun for all ages. Make sure you book in advance and add on the mining tour to step into a real mine.

Southern Colorado & Great Sand Dunes National Park

Southern Colorado is its own world, and perhaps the most alien place in the region is the Great Sand Dunes National Park. This unique oasis is home to the tallest sand dunes in North America, towering over 750 feet high. Spend your days hiking, sandboarding, or simply marveling at gorgeous dunes and mountain backdrops.

The area is also home to a large selection of natural hot springs. Spend a day soaking at the stunning Mt. Princeton hot springs or the more relaxed Desert Reef Hot Springs. Of course, Southern Colorado, just like the rest of the state, is also home to many charming and quaint mountain towns. Cañon City hosts the Royal Gorge Park and Railroad, both worthy sights to add to your itinerary.

—<https://www.aspire-tours.com/blogs/spring-break>

The Wiz

March 20 - April 19, 2026, Town Hall Arts Center, Littleton



Dorothy's is considered by many to be the most iconic hero's journey of the last century. And in this vibrant, soulful reimagining of The Wizard of Oz, we experience her journey through joyful music, high-energy choreography, and plenty of onstage magic. Follow Dorothy as she's blown away to the fantastical land of Oz, where our heroine makes new friends, faces down wicked witches, and learns to believe in herself. Featuring funky and fearless songs like Ease on Down the Road as well as well as uplifting, gospel-infused anthems like Home, this Tony Award-winning musical offers a fusion of Rock, Broadway and R&B that celebrates our common human experience through contemporary Black culture. The Wiz is a story of courage, friendship, and the power of home that is sure to delight audiences of all ages!

— <https://townhallartscenter.org/event/the-wiz/>

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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
info@newsletterconnections.com**



To find ad rates and discounts, go to
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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.

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To add your teen's name, please email **Newsletter Connections** at 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.

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A St. Patrick's Day Celebration With Solas

Saturday, March 21, 2026, 7:30pm, Lone Tree Center

"Solas have become Irish America's most inventive band by mixing their Celtic roots with country and Americana in their sturdy, melodic and thoughtful songs."

—The Guardian

Solas is hailed by The Boston Globe as "the finest Celtic ensemble this country has ever produced" and The Wall Street Journal as "an Irish traditional band bearing all the marks of greatness." Since forming in New York City in 1995 they have been a galvanizing element in the Irish music scene – a lightning rod of talent and inspiration that set new standards for musicianship, repertoire, and intensity. Over the course of twelve critically acclaimed albums and endless international touring, Solas brought their love and respect for the traditions of Irish music, and their sense of melodic and instrumental adventure to the world.

– <https://www.lonetreeartscenter.org>

*Springtime is the land awakening.
The March winds are the morning yawn.*

—Lewis Grizzard



🔥 Colorado's New Furnace Laws Are Now in Effect 🔥

Act Now – 2025 Furnaces Are Disappearing Fast

Starting in 2026, all furnaces must meet new compliance standards.

Once current inventory is gone, replacement costs could rise **50% to 100%**.

Avoid the Price Surge – Lock in Your 2025 Furnace Today

📞 **303-909-2018**

🌐 emporiahomeservices.com

LIMITED-TIME SAVINGS – Expires March 31, 2026

- \$500 OFF Furnace Replacement
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5.0 average rating



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Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—66

MEDIAN SOLD PRICE IN LONE TREE—\$850,000

AVERAGE SOLD PRICE IN LONE TREE—\$978,568 (95% of Original List Price)

Centennial Ridge Average SOLD Price - \$887,000 (1 home in 90 days)



Tonya Fallows

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January felt more like spring than winter, didn't it? 60 degree days had a lot of us thinking the Denver real estate market would heat up just as fast. But the market had other plans.

Instead of taking off, January came in slower than expected. After three years of pretty flat, frustrating conditions, we were all hoping 2026 would start strong. The optimism is still there—because one month doesn't make a year. While January gave us a reality check - one month also does not make an entire Real Estate market for the year!

Let's start with the tough stuff first.

Only **1,900 homes closed in January** across the Denver metro area. That's the lowest January we've seen since 2008. Part of this comes from December—buyers paused, regrouped, and took longer to commit. The only other time we've dipped below 2,000 was in 2010 and 11, right after the financial crisis.

Prices also softened. The **average single-family home price was down 3.6% year over year**, and attached homes were basically flat compared to January 2025.

And homes are taking longer to sell. **Average days on market jumped to 74**, up from 60 last year—a 23% increase. Translation: buyers are being patient and selective.

Now for the good news—because there is some.

Active listings climbed to 8,228, up 7% from last year and 8% from last month. Normally inventory drops from December to January, so seeing it rise is a strong sign that buyers are going to have real choices this year.

Even better, **pending sales were up 8.5% from January 2025**, which tells us that activity is happening. Buyers are out there—they're just being thoughtful and value-driven.

So what does this mean in real life?

For sellers: Denver is still an expensive place to live. That means homes need to *earn* their price. Expect longer days on market—and please, do what it takes to make your home stand out. Presentation matters more than ever. We can help with this from strategy to prep to connecting you with partners who can help finance cosmetic updates. With the right preparation and pricing, full-price offers—and even multiple offers—are still very possible.

For buyers: Affordability and practicality should be driving your decisions right now. But, if you find the right home, move quickly because competition is still out there when you find value in this market. So make sure you're ready and well-advised.

We don't expect extremes in this year's market and we expect that the market will gradually improve throughout the year!

As always, if you have any questions, please give me a call!

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