

# Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

May 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](mailto:tfallows@remax.net)

## Eric West Music For Kids

Lone Tree Arts Center  
Tuesday, May 14, 2024

Eric West's Music for kids is a fun participatory music show for kids and families. With his guitar, banjo, and an antique trunk filled with unusual instruments, puppets, and dancing limberjacks, Eric gets the audience to sing and play along to his original and traditional songs. Many of his instruments are made by him, with several being made out of re-purposed junk.

—<https://www.lonetreeartscenter.org>

## Passport To Culture: Cleo Parker Robinson Dance

Lone Tree Arts Center  
Sunday, May 19, 2024 1:30 p.m.

Members of Cleo Parker Robinson's Cleo II share the timeless magic of cultural storytelling through dance, music, and spoken word. Join us in celebrating the ways in which these wonderful stories honor our diversity and bring us together to strengthen our understanding and uplift community for all!

—<https://www.lonetreeartscenter.org>

## Family Mother's Day Activities

**TAKE AN AT-HOME TRIP:** Even if you can't hop on a flight to Paris for the weekend, Mom can still enjoy a little taste of France (or any other destination that intrigues you). Start by buying some French croissants for breakfast. Then pack a picnic lunch of French bread, cheese, and fruit—or order a meal from your favorite deli or restaurant (quiche, anyone?). For an added touch, adorn your kitchen or dining room table with a red-and-white-checkered tablecloth and fresh flowers, put on some French music, and teach the kids a few basic words in French, such as “bonjour” (good morning) and “merci” (thank you). Even better? Have your waitstaff do all the food prep and cleaning!



### SHARE OLD MEMORIES:

One sentimental way to share family memories is by looking through old photographs or home movies. If you live near Grandma or Grandpa, ask them to pull out old mementos of Mom as a child, and take a trip together down memory lane. The kids will get a kick out of the styles of clothes their mom wore—not to mention the fact that there may be visible proof that Mom was once a

baby, toddler, and teen. And who knows? The clothes Mom rocked in the past just may very well be back in style again!

**CREATE A FAMILY COMIC STRIP:** Start a new tradition this year by creating a family comic strip. Take a long sheet of paper, and draw three or four large squares next to one another, like a newspaper comic strip. Then, think of an event, celebration, or something funny that happened this past year, and illustrate it with markers, crayons, or paints. Be sure to include dialogue, a date, and a title, such as “Life with the Smiths.”

Older children can help with the drawing and writing, while younger kids can dictate their thoughts or help color. Save your comic strip, and create another one next year and others in years to come. When you're ready to compile all of your strips into a book, stack the pages and thread them together with sturdy yarn. Or, go digital and upload them to your favorite photo-sharing website and order a memory book to enjoy together.

**HOST A LIP-SYNC CONTEST:** Nothing brightens a family celebration quite like music. But if you want to really turn up the fun, stage your own “lip-sync” contest. To begin, each family member will choose a favorite song. Then turn on the music, and have each person lip-sync the words to the song, doing their best to mimic the performer. Other family members can rate the performance from 1 (not at all like the performer) to 5 (exactly like the performer), and write down their score on a card. The person with the highest score wins the contest.

**RECREATE THE SPA AT HOME:** At some point on Mother's Day, moms usually want a little rest and relaxation. Make sure they get what they need—and deserve—by creating a list of “spa services” they can choose from. The list could include:

*continued on page 2*

## Mother's Day, *continued from front page*

- An hour alone so they can call a friend or soak in the tub
- The opportunity to take a nap
- A massage from their partner or children
- A manicure at their favorite nail salon

The kids can make up coupons with each of these services, and encourage Mom to redeem them throughout Mother's Day.

### PLANT SOME FLOWERS

If you have some extra space in your garden, you can create a live Mother's Day canvas. First, buy various packets of flower seeds that grow fast and well in your region. Then have your kids draw a picture or write a short message (like "We love Mom") in the garden dirt with a stick. Drop the flower seeds into the dirt lines; then cover them up, and water every few days. Before long, your picture (or message) will be blooming, and you'll have a Mother's Day gift that keeps on growing.

### MAKE SENTIMENTAL ARTWORK

On a warm day, go outside and have your children (and anyone else who's game) place their hands and feet into a shallow tub of colorful, nontoxic paint. Spread out a roll of butcher paper, and encourage everyone to press their hands and feet onto it, leaving their prints behind. Label each handprint and footprint with the person's name, the date, and a special message to Mom, and allow your collective masterpiece to dry. Try this activity again next year, and see how much bigger some hands and feet have become!

### READ A GOOD BOOK

For a family storytime, take a blanket outside and leaf through a children's book that's just right for the day, such as *The Mother's Day Mice* by Eve Bunting, *No Time for Mother's Day* by Laurie Halse Anderson, *Clifford's Happy Mother's Day* by Norman Bridwell, or *Are You My Mother?* by P.D. Eastman. Mom could also select a childhood favorite, and read it with the kids.

### SCHEDULE TIME FOR HUGS


Finally, what would Mother's Day be like without hugs and kisses all around? One way to work them into your day is by setting up a silly "hugs and kisses" schedule and posting it on the refrigerator or other visible spot. For instance, you could write, "10:30 a.m.: Everyone runs around the couch and gives Mom a hug and kiss." or "2:15 p.m.: Everyone hops around the oak tree on one foot and assembles for a group hug."

And when in doubt about what Mother's Day activities are best, don't be afraid to simply ask. Every mom has something special that they will enjoy on their big day, so make it special in a way that's just for them.

—<https://www.parents.com/holiday/mothers-day>

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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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## Clean Up Your Room Day

Spring cleaners get their wish granted each year when National Clean Up Your Room Day arrives on May 10th. Children often dread this parent-appreciated day. Though, some years, the observance arrives with perfect timing for Mother's Day!

However, the observance doesn't only target kids. It is also about picking up, straightening up, and cleaning up the whole house. Adults take spring cleaning seriously, and homes get aired out. They organize, de-clutter, and rearrange. It's time to fix the broken and match up missing parts, like with like. We tackle cluttered closets and donate or throw away those things we no longer use. Help your children make their beds, clean their rooms, and eliminate the toys and clothing they have outgrown.

*The legacy of brave men and women who have fought and died for their country is the freedom we enjoy as Americans.*

— *Lucian Adams*

## Bike Month

May is National Bike Month. If you don't already have bikes for the family, late spring is a good time to invest in one you can use all summer. Dress up your bikes with Memorial Day decorations like stars and streamers, then head out for a family ride. Add embellishments to your helmets, and wear red, white, and blue for a fun and patriotic ride around town.



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**MARKET ON YOUR CALENDAR**

<b>Saturdays</b> <b>SOUTHWEST PLAZA</b> MAY 4 - OCT 26 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout	<b>Saturdays</b> <b>LAKWOOD</b> JUN 15 - SEP 28 Mile Hi Church Alameda & Garrison 10am-2pm or Sellout
<b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout	<b>Wednesdays</b> <b>LITTLETON</b> JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout

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# Centennial Ridge

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

AVERAGE DAYS (of Solds) in MLS—45

MEDIAN PRICE IN LONE TREE—\$919,000

AVERAGE SOLD PRICE IN LONE TREE—\$1,076,403



*Tonya Fallows*

303-489-5533



### Spring Temperatures are Warming up!

The Residential Housing market is getting back on track after a sluggish start to the year over the Winter months, with an economy that is showing some resilience in the job market and consumer spending which continues to maintain a stubborn inflation. This data is also delaying any adjustments from the Federal Reserve and keeping interest rates higher than we all want to see. Sellers are beginning to trust that rates will eventually come down, and are starting to look at new homes and put their homes on the market, increasing our Inventory.

Positive trends are showing as we look at the Market by the numbers: Active Listings are over 5,800 which is 30% higher than last year! Pending homes in March were over 4,300 and that is 7.5% higher than March of 2023! Closings in March were just over 3,500 and that is actually down 13% from a year ago. Closings are always a lagging indicator, so with the increased Inventory and Pendlings, we should see some positive Closing numbers over the next few months. Most notably are the average price increases both month over month and year over year at 4% and 5.55% respectively. This is a much more normal rate of appreciation versus the consistent double digit increases over many years in the last decade.

There are so many positive factors this time of year for both Buyers and Sellers, so now is the time to Spring into action if you need to sell or find the home of your dreams! Thank you for trusting our many years of experience and knowledge of the Real Estate market! We look forward to discussing your housing needs very soon!

**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