

# Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

May 2026

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## Mother's Day, May 10

Mother's Day is a time-honored tradition of recognizing the women in our lives who raised us, dried our tears, and well, mothered us. Everyone has one or has someone who is like a mother to them. On the second Sunday of May, we honor those women who are our mothers. Whether we shower her with gifts, take her to a fancy dinner or make her a homemade card, what moms want most is to be surrounded by the love of her family. Knowing the people they love are safe, sound, and healthy is a mom's number one priority.

### HOW TO OBSERVE MOTHER'S DAY

Pay tribute to your mother this holiday. Surround her with the love she deserves and shower her with the affection and attention you know she wants. For those of us whose moms are no longer with us, spend some time remembering the woman you miss. Visit with those who remember her and honor her memory. If you're a mom, revel in the attention. You deserve it!

## Denver Arts Festival

Sat.–Sun., May 23-24, 2026

Cost: Free

Website: [denverartsfestival.com](http://denverartsfestival.com)

Where: Conservatory Green,  
Central Park, 8304 E. 49th Pl. Denver

Be ready for a festival that celebrates the arts and aims to promote some of Colorado's fine artists. The Denver Arts Festival will be celebrating its 27th year and is inviting everyone to come to join the festivities.

The annual arts festival will be held at the Conservatory Green in Central Park from Saturday to Sunday, May 23rd to 24th, 2026. Denver Arts Festival expects around 50,000 people in attendance, so if you love art, be sure not to miss this.

This premier event will showcase fine arts and fine crafts from Colorado and national artists. Apart from the exhibition, there will also be music and art activities for the kids to enjoy.

## Centennial Ridge Garage Sale

Let's All Have A Garage Sale Together!

JULY 11th, 8:00– 2:00

Lets 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](mailto:tfallows@remax.net)

## 10 Things Homeowners Should Do Before Summer



Few things are as American as home ownership! Although being a homeowner is the classic American dream, it is actually a big responsibility. Not only is it a large investment, there is the ongoing issue of upkeep and maintenance. This isn't easy to do because every season, every climate and home comes with unique challenges. You have to understand those challenges in order to protect your home and keep it in great shape for years to come. With summer right around the corner, there are some things you'll want to add to your weekend to-do list.

- 1. Check the gutters, even if you cleaned them before spring.** This is the easiest way to make sure that summer showers don't lead to foundation damage. Gutters should be clean of debris, well connected and the downspouts need to usher water away from your foundation.
- 2. Before it gets too warm outside, inspect your home's crawl spaces.** You are looking for moisture first, because even a little moisture can lead to mold and rot. You should also take a note of the temperature in these areas to make sure your insulation is doing its job.
- 3. Schedule a summer HVAC check up.** This will let you beat the summer rush and catch small issues before they lead to expensive repairs and downtime during the hotter months of the year.
- 4. Inspect your home's irrigation system.** This includes examining the lines and nozzles for leaks and clogs. Check your sprinkler heads to make sure they are also working properly.
- 5. Get your yard gear out of storage and check everything out.** This includes checking your mower, trimmer and hoses along with anything you rely on for maintenance. Doing things like checking the oil, starting up everything and making sure hoses haven't developed holes over the winter can save you a lot of frustration!

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## Before Summer, *continued from front page*

6. **Schedule pest control!** Bugs might be few and far between in the winter but spring and summer is a different story. Schedule pest control now to prevent being overrun by creepy crawlers.
7. **If winter and spring storms have damaged your trees and shrubs, now is the time to take care of it.** Remove dead or unhealthy branches, or call in a professional for help. Luckily, it's a great time to plant if you're wanting to replace dead shrubs or bushes.
8. **Changing temperatures and moisture can cause big problems for your driveway, sidewalk and foundation.** Walk around and examine everything, paying close attention to cracks. If you notice anything new, call a professional to fix it before it grows into a larger, more expensive problem.
9. **Check all your smoke and carbon monoxide detectors as well as your fire extinguishers.** If you don't have any, make this a priority!
10. **Last but not least, remember to switch out your HVAC filter.** Mark it on your calendar and do it more frequently throughout the cooling season. This will help your equipment work properly, and help keep your utility bill in check.

## Brighten Your Home For Spring

Instantly brighten your space by swapping heavy, dark items for light-reflecting, natural alternatives. Key swaps include replacing dark curtains with sheer fabrics, switching to light-colored textiles, introducing mirrors, adding greenery, and changing to warm light bulbs, all of which enhance natural light and create a fresh atmosphere.

1. **Swap Heavy Drapes for Sheer Curtains:** Replace thick, dark window treatments with sheer or light-filtering curtains to maximize natural sunlight and create an airy atmosphere.
2. **Swap Dark Textures for Light Fabrics:** Trade velvet cushions or heavy throws for linen, cotton, or lighter tones to bring warmth without heaviness, instantly elevating the room's aesthetic.
3. **Swap Dark Decor for Mirrors:** Replace small artwork or dark decor pieces with mirrors placed opposite windows to reflect light and create the illusion of a larger, brighter space.
4. **Swap Dry Decor for Greenery/Flowers:** Bring in fresh-cut flowers or leafy green plants to add natural movement, color, and a spa-like freshness to tables and shelves.
5. **Swap Harsh Lights for Warm Bulbs:** Switch out bright white bulbs for warm white bulbs to create a softer, more inviting, and cozy ambiance. These small changes, often recommended for spring or summer refreshes, can significantly boost your mood and the feel of any room.

## 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](mailto:info@newsletterconnections.com)



To find ad rates and discounts, go to  
[NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.

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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@coloradolasetype.com](mailto:getinfo@coloradolasetype.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)

**New customers A/C inspection \$49.99** (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

**TH Consulting. Providing handyman services.** Please call Trent 720-226-5586.

**OB PAINTING.** \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

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.

### FAN EXPO Denver

**Thursday–Sunday, May 28-31, 2026**  
**Colorado Convention Center, 700 14th St, Denver, 80202**  
**Cost: Tickets vary depending on the number of days you're attending**  
**Website: [fanexpohq.com/fanexpodenver](http://fanexpohq.com/fanexpodenver)**

Each summer in the Mile High City, FAN EXPO Denver comes to town, bringing fans of all kinds to the Colorado Convention Center. Celebrating comics, sci-fi, horror, anime, cosplay, and gaming, it's a great place to spot celebrities; past attendees have included George Takei, Jason Momoa, Millie Bobby Brown, and William Shatner.

This year, FAN EXPO Denver will feature stars from Stranger Things, The Addams Family, The Office, and more. During this three-day, jam-packed expo, you can expect family-friendly attractions like a costume contest, face painting, and a cosplay catwalk.

Split into sections, Author Alley provides visitors with a chance to meet and get an autograph from their favorite authors; meanwhile, at Celebrity Summit, you can get a photograph or an autograph from your favorite actors. FAN EXPO Denver is the perfect place to dress up as a character from your favorite movie, shop for unique merch from your favorite media, attend special seminars and workshops, and watch dueling artists sketch competitively.

## Bloom Your Business This Spring: Connect Directly with Your Neighbors!



**303-979-7499**



**Our June Deadline  
is May 15th.**

*Locally owned and operated.*

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

- **Highly Targeted & Zero Waste:** Your ad reaches the specific households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.
- **The Trust Factor:** Local print publications are valued sources of community news and events. Aligning your business with this trusted medium instantly boosts your own credibility and reputation.
- **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.

# Centennial Ridge

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

AVERAGE DAYS (of Solds) in MLS—43

MEDIAN SOLD PRICE IN LONE TREE—\$705,000

AVERAGE SOLD PRICE IN LONE TREE—\$865,647 (95% of Original List Price)



*Tonya Fallows*

303-489-5533



### Ready or not! Spring is Here!

It seems in the World today the only reliable forecast is to expect the unexpected. Geopolitical uncertainty rattled financial markets impacting consumer mindset, and still March 2026 delivered a pleasant surprise with market trends that continue to point toward the positive. With shifting mortgage rates that threatened to stall the momentum we saw building in February - March surprised with nearly 6,000 new listings coming on the market - up nearly 20% from February. Pending sales jumped too – up 31 percent month-over-month - with buyers absorbing the new inventory quickly. The closed-price-to-list price ratio ticked up to just over 99 percent, and well-priced homes in desirable locations continue to see the potential for multiple offers. Overall March's numbers show a positive trend for both buyers and sellers heading into spring. Despite fluctuating rates and some uncertainty in the World it clearly illustrates that the real estate market is still alive and well, and people are still moving. As Inventory normalizes, and pricing adjusts, demand is returning. Now more than ever you need to work with a professional who can assist you in understanding your specific needs and how they match the market. Accurate pricing, professional preparation and offering the right concessions will be an important part of success heading into the Spring Selling Season!

**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**

Not intended to solicit currently listed properties or represented buyers. Source, Metrolist 2021. Not all listings were listed and/or sold by Debby Ludvik & Tonya Fallows. Information deemed reliable but not guaranteed.

