

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

November 2023

Vol. 05 No. 11 • Circulation: 140

Warren Miller's All Time at Lonetree Art Center

Get ready to go deep into the stuff of which snowy dreams are made with Warren Miller's ALL TIME. Celebrate the birth of ski towns like Sun Valley and Aspen, icons and innovators like the original hotdoggers, and the most outlandish locations ever skied. Then, catch up with Maine's finest athlete of today, Donny Pelletier, and meet the next generation at Woodward Park City. Through it all, Jonny Moseley and special guests will share their own stories to bring us to this moment.

It's all going down this fall as we kick off our two-year party for 75 seasons on snow. Don't miss out – visit warrenmiller.com for more.

"The Bundle" ticket includes: One reserved seat at the event AND a one (1) year Outside+ membership, including access to stream the entire Warren Miller library and premium editions of Gaia GPS and Trailforks mapping apps to plan, track and share your adventures.

Details: Limit one ticket per order; New Outside+ members only; Please provide a valid email address when purchasing; Bundle ticket holders will receive an Outside+ membership redemption code within 2 weeks of purchasing.

Group Discounts are available to all attendees purchasing a minimum of 10 tickets, please call the box office at 720-509-1000 to purchase at that rate.

<https://www.lonetreeartscenter.org/whats-on/warren-millers-all-time>

National Gratitude Month

This probably comes as no shock, since Thanksgiving, a day of practicing gratitude, is one of the major holidays this month.

Fun and Meaningful Thanksgiving Traditions to Add to Your Holiday

Play a Board Game - Select something suitable for whole family and retire to the living room to see who will secure victory.

Hang by the Bonfire - Cap the evening off with a roaring fire in the backyard. It's the perfect place to unwind post-meal.

Start a Tournament - A little friendly competition never hurt anyone! If your family isn't into football, might we suggest a different activity, such as ping pong, to get the blood pumping? Winner gets first access to dessert!

Run a Turkey Trot - Nothing will gear you up for a big midday meal quite like a brisk 5K! Encourage the whole family sign up for this healthy morning activity, which will still leave plenty of time for feasting afterwards.

Play Some Football - Whether you're watching, attending, or playing, football is a big part of many families' Turkey Day itinerary.

Watch the Macy's Thanksgiving Day Parade - Join Tom Turkey and all of your other favorite balloon friends for one of the most American Thanksgiving traditions—the Macy's Thanksgiving Day parade! Watch performances from pop stars, marching bands, and more.

Bless the Food - Express gratitude for family, friends, and food with a meaningful Thanksgiving prayer or Thanksgiving poem. Make it a tradition to go around the table and have everyone say what they are most thankful for in 2023.

Flip Through Old Family Photos - Use old family photos as a nostalgic touch on the table and to inspire "remember when" banter. After the

meal wraps up, watch old family movies or flip through photo albums for a few good laughs (and possibly tears, too).

Host a Friendsgiving - Whether on Thanksgiving Day or another time during November, celebrate your nearest and dearest friends by hosting a Friendsgiving feast. Because after all: "There are friends, there's family, and then there are friends who become family."

Set Up a Craft for the Kids - Keep the children occupied while the food is being prepared by stocking a table with Thanksgiving coloring sheets and more and the makings for a turkey-themed craft or two.

Craft DIY Placecards - Celebrate the warm spices of the season with a DIY cinnamon stick placecard holder. Simply wrap the ends of a cinnamon stick with red twine and insert a place card in its natural opening. You can use them year after year.

Go for a Post-Thanksgiving Walk - When your Thanksgiving feasting comes to an end, head outdoors to stretch your legs (and walk off all that turkey!).

Split the Wishbone - Weird as it may seem, wishbone splitting is an age-old Thanksgiving tradition.

Take a Trip to the Tree Farm - Get outside after that epic Thanksgiving dinner and kick off the Christmas season with a trip to a nearby Christmas tree farm. Major bonus points if you chop your tree down yourself!

– in part from www.countryliving.com



The Gift Spectacular

November 18 & 19, Saturday, noon to 8 p.m. Sunday, 11 a.m. to 5 p.m. Artisanal crafts, including intricate jewelry, beautifully knitted scarves, whimsical ceramics, stunning artwork, one-of-a-kind finds and more. Gourmet food vendors, live music holiday drinks and cocktails, as well as food trucks. Denver Sports Castle, 1000 N. Broadway, Denver.

— <https://www.coloradoevents.org/giftspectacular>

Denver Zoo Lights

Dec. 2, 2023–Jan. 7, 2024. Zoo Lights Has Been Transforming Denver Zoo Into Colorado’s Wildest Winter Wonderland For Decades. More Than 2 Million Lights Sparkle Across 80 Acres Amid The 3,000 Residents Who Call The Zoo Home.

<https://denverzoo.org/>

The Difference Between Veterans Day and Memorial Day

Both holidays were established to recognize and honor the men and women who have worn the uniform of the United States Armed Forces. Memorial Day, which is observed on the last Monday in May, was originally set aside as a day for remembering and honoring military personnel who died in the service of their country, particularly those who died in battle or as a result of wounds sustained in battle.

Veterans Day is intended to thank and honor all those who served honorably in the military – living and dead – whether in wartime or peace. In fact, Veterans Day is largely intended to thank living Veterans for their service, to acknowledge that their contributions to our national security are appreciated, and to underscore the fact that all those who served - not only those who died - have sacrificed and done their duty.

To ensure the sacrifices of America’s fallen heroes are never forgotten, in December 2000 the U.S. Congress passed and the president signed into law “The National Moment of Remembrance Act,” P.L. 106-579, creating the White House Commission on the National Moment of Remembrance. The commission’s charter is to “encourage the people of the United States to give something back to their country, which provides them so much freedom and opportunity” by encouraging and coordinating commemorations in the United States of Memorial Day and the National Moment of Remembrance.

The National Moment of Remembrance encourages all Americans to pause wherever they are at 3 p.m. local time on Memorial Day for a two minute of silence to remember and honor those who have died in service to the nation.

On October 7, 2016, President Obama signed the Veterans Day Moment of Silence Act. The law requires that the President issue a proclamation calling on the people of the United States to observe a two minute national moment of silence on Veterans Day at 3:11 p.m. Atlantic standard time, 2:11 p.m. Eastern standard time, 1:11 p.m. Central standard time, 12:11 p.m. Mountain standard time, 11:11 a.m. Pacific standard time, 10:11 a.m. Alaska standard time, and 9:11 a.m. Hawaii-Aleutian standard time.

—<https://department.va.gov/>

Your HOA Board

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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.

To add your teen’s name, please email **Colorado Lasertype** at getinfo@coloradolasertype.com and include the following information: the **neighborhood you live in**, your age, parent email 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 Colorado Lasertype.

Test Smoke And CO Alarms

With cold weather arriving and furnaces and fireplaces cranking up, this is a good time to test your smoke and carbon monoxide (CO) detectors to make sure they’re functioning properly.

Press and hold the “test” button on the smoke or CO detector to make sure the alarm goes off. Replace the batteries if the alarm doesn’t work, or if the batteries are more than a year old, then test again.

Be sure to write the date the battery was replaced on the battery or on a piece of tape stuck to the back of the alarm. It’s also a good idea to blow out smoke and CO alarms with canned air periodically to remove dust. Also, be sure to replace any alarms that are over than 10 years.

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

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Classified ads are \$3.00/line (about 40 characters/line). Contact Colorado Lasertype at **303-979-7499** or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

Denver Veterans Day Run, Parade & Festival Saturday, November 11, 2023

Parade Starts at City Park after the Run. The Denver Veterans Day Parade is comprised of local Veterans organizations and supporters. Thousands of spectators line City Park to show respect and honor for our local Veterans. Please join the community in the appreciation of our Veterans and support this important cause.

The Parade is broken down into serials that represent a different conflict in military history: Revolutionary War, Civil War, WWI, WWII, etc. Each serial representation will feature military memorabilia from that era – i.e. old uniforms, vehicles, and weapons. The Veteran organizations have agreed to march together to showcase their organization's historical roots in these eras. Spectators will also enjoy corporate floats, car clubs, marching units, bands, and more.

We hope you can join the Denver Veterans Day Parade as a participant or spectator and be part of this wonderful celebration to salute our nation's heroes.

Don't Miss the Rippetoe Rucksack Challenge - Part of the RUN

Want to show your true motivation and dedication in our toughest Veterans Day competition yet? Test your mettle this year with the Rippetoe Rucksack Challenge. Carry a 25-pound ruck or backpack during your 10K Run.

This competition is in honor of Army Capt. Russell B. Rippetoe, who attended Metro State College in Denver and ROTC. A member of the 75th Ranger Regiment, he was killed in action on April 3, 2003 serving during Operation Iraqi Freedom. Register: <https://runsignup.com/Race/CO/Denver/DenverVeteransDay>

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Centennial Ridge

LONE TREE Update & Recent Market Activity (6 mos)

AVERAGE DAYS (of Solds) in MLS—18

MEDIAN PRICE IN LONE TREE—\$930,000



Tonya Fallows

303-489-5533



We give thanks



INTEREST RATES! INFLATION! INVENTORY!

These three and words are playing a major part in buyers and sellers decisions every day in this unique market!

The question that we are asked almost daily is, “Is this a Buyer’s or a Seller’s Market?” Quite frankly it feels like Nobody’s Market at the moment, as nobody is fully happy with how quickly their home is selling as a Seller, or the price they are paying as a Buyer!

This 2023 market actually mirrors the ebbs and flows of the markets we’ve seen between 2013-2019 with a few variations. Most of the housing metrics remain fairly stable, however they also come with challenges—and opportunities!

Through the 3rd Quarter of 2023, the number of New Listings and the number of Sold and Closed properties are down almost 21%—which shows that the market is smaller, which is to be expected after the boom years of the Pandemic!

The most notable metric is that prices are holding steady for now, and the Average Price of a Single Family Home closed at \$769,000 and the Attached Homes closed at \$478,000 which are both only down about 1.0% from 2022!

Sellers, you have a smaller window for success before the Winter months settle in, so please price correctly, and keep in mind that about 60% of all closed transactions this year offered to pay some Buyer Concessions to assist with their Interest rates and closing costs.

Patience is a virtue.... and combined with proper pricing and our expert marketing, you will have success this Fall.

Buyers, this is an opportune time to circle back and re-visit the market as homes are sitting on the market longer, and more negotiation is happening including concessions to assist with affordability.

First time Buyers are making a comeback, and if you are thinking about moving up to a larger home, the fourth quarter looks encouraging! As always, we have the experience and expertise to assist with all of your Real Estate needs—Even in this market! Let’s talk today!

As always, if you have any questions,

Neighborhood Specialist-Tonya Fallows, Your Colorado Dream Home Team. 303/489-5533 tfallows@remax.net



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3 DECEMBER 2023

2 PM TO 6 PM

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