

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

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History Of Veterans Day

World War I – known at the time as “The Great War” – officially ended when the Treaty of Versailles was signed on June 28, 1919, in the Palace of Versailles outside the town of Versailles, France. However, fighting ceased seven months earlier when an armistice, or temporary cessation of hostilities, between the Allied nations and Germany went into effect on the eleventh hour of the eleventh day of the eleventh month. For that reason, November 11, 1918, is generally regarded as the end of “the war to end all wars.”

Veterans Day continues to be observed on November 11, regardless of what day of the week on which it falls. The restoration of the observance of Veterans Day to November 11 not only preserves the historical significance of the date, but helps focus attention on the important purpose of Veterans Day: A celebration to honor America’s veterans for their patriotism, love of country, and willingness to serve and sacrifice for the common good.

–<https://department.va.gov>

Don’t Blow Leaves Into The Street

As we enter the fall season, leaves all around Colorado are starting to fall. Although pretty in the trees, the leaves can cause issues in the streets.

You could face a fine if you rake or blow the fall leaves from your lawn into the streets. That’s because the leaves, or other yard waste, can clog the storm drains and cause flooding. It is also dangerous for our water quality.

10 Tips For Raising Grateful Kids

Saying thank you is one of the first social rules many parents teach their children, and for good reason. We want our kids to be appreciative and not take things for granted, and learning to be grateful can improve kids’ relationships, ability to empathize, and overall happiness. If you are looking for ways to reinforce the importance of gratitude or would like to find other meaningful ways your kids can show appreciation, here are some tips:

1. Set an example. Kids learn a lot from watching their parents. Show them what it means to be grateful by offering a genuine “thank you!” to a waitress who serves your food, a helpful neighbor, someone who holds the door open for you. But don’t stop there — include your kids, too. Thanking children for doing things that are helpful, even when they are chores like putting away toys, reinforces the behavior and lets them know they’re appreciated.

2. Point out generosity. Call attention to it when people (including your kids!) do things that go beyond what’s expected — helping without being asked, being especially thoughtful, or taking extra time to do something because it’s important

to someone else. Send the message that you will notice if they knock themselves out for you, or for someone else.

3. Have a talk. Try asking your child how they feel when people say thank you to them for doing something nice, and then how they feel when they don’t.

4. Find fun ways to say thanks. There are lots of ways to show gratitude. If your child isn’t comfortable talking to strangers or has a hard time expressing himself in writing, work together to come up with a different way for them to show their appreciation. They could try giving a smile or a thumbs up if someone holds the door, or

show grandma how much they love their new coat by drawing a thank you picture (or taking a smiling selfie!) instead of writing a card.

5. Share the love. Encourage kids to think of people who help them, from coaches to neighbors to the local firemen, and say thanks with cookies or cupcakes.

6. Put things in perspective. Talk to your kids about those who are less fortunate. Understanding that not everyone has the same advantages will help them develop compassion for others and gratitude for their own privileges.

7. Let kids choose. Encourage kids to turn their interests into action. Whether it’s a fundraising drive at school, a bake sale, or a run for charity, expressing their interests and using their skills for a good cause is a great way to boost their confidence and give them a chance to give back at the same time.

8. Get involved. If kids are too young to go alone or aren’t comfortable dealing with strangers solo, make giving back a family affair. Find places where you can volunteer together or let your child choose a charity to donate to.

9. Make gratitude part of bedtime. When you tuck them in at night, ask your child to tell you three things they’re grateful for. Even if they’ve had a bad day it will help them — and you — end each day on a positive note.

10. Give kids credit. Be mindful of the fact that your child may have their own way of expressing gratitude, even if it doesn’t fit your expectations.

–<https://childmind.org/article>



The 15 Must-Dos Of Fall Yard Cleanup

1. Clean out debris. Clear out flower beds of leaves, etc. to keep the critters away from your house. Pay special attention to rose beds, as their foliage can foster disease over the winter.

2. Clean up the vegetable garden. After the final harvest, pull out old vegetable plants and remove debris. Now is the time to prep your soil for maximum yield next season.

3. Trim rogue branches. Trim up dead, damaged, or diseased branches. Prune out-of-place tree branches that may cause trouble during the winter.

4. Clean out the gutters. Before the rain and snow start falling, clear out the leaves and other debris from your home's rain gutters. Check for proper drainage, clear out any blockages with a small garden trowel, and rinse with a hose.

5. Dry everything out. Drain all water from hoses, fountains, drip irrigation, and other water features, and store them in a dry place. Don't forget to blow out those sprinklers!

6. Aerate the lawn. Break up soil to keep water from pooling and guarantee that nutrients will reach the roots over the winter.

7. Feed the lawn. Send your yard into winter with the nutrients it needs to survive the long, cold sleep. Add a fall lawn fertilizer with high phosphorous content to encourage root growth and enjoy a lush, green lawn come spring.

8. Rake and mulch. Left alone, leaf litter can suffocate the grass. So, rake them up, shred them, and use them as mulch for young trees, shrubs, and flower beds to provide a boost of nutrients, help with weed control, and keep roots warm. You might even be able to skip the raking part if you use a lawn mower to mulch the leaves in your yard.

9. Prune trees and shrubs. Trim any dead branches and cut back overgrown trees and bushes during your fall clean up routine. For fall bloomers, you may want to wait until they've stopped flowering, which can be late winter or early spring.

10. Give it one last mow. Set your mower to a low setting and give the lawn a close buzz before winter sets in.

11. Divide and cut back perennials. Divide plants and add them to other beds where they will also do well. This saves money and time in the spring. Fall-blooming perennials like chrysanthemums shouldn't be divided now—wait and divide them in the spring.

12. Protect cold-sensitive plants. Keep sensitive perennials, shrubs, and roses in top shape through the cold days of winter. Add mulch to the base and wrap plants in cloth barriers to prevent damage from freezing.

13. Plant bulbs, shrubs, and fall annuals. If you want to add new shrubs or spring bulbs like hyacinth, now is the time to get them in the ground. Fall annuals are also a great addition to keep some color in your yard as other plants go to sleep.

14. Protect the deck. Prevent mold and mildew by giving the deck a good power wash. Once the deck is clean and dry, add a weatherproofing stain to protect the wood from moisture damage over the winter.

15. Clean tools and store them. Plants get diseases just like humans and animals. All-purpose cleaner or rubbing alcohol can disinfect small tools like pruners and loppers while you can use bleach for larger metal tools like shovels.

—<https://www.safewise.com>

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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.

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Symphony Of The Rockies Presents MIXTAPE: Big Hair. Big Hits. Big Orchestra Saturday, November 8, 2025, 7:30pm

Join Symphony of the Rockies for MIXTAPE, a throwback pops concert packed with symphonic takes on your favorite hits from the 70s, 80s, and 90s. From electrifying grooves of Michael Jackson's "Thriller", to the epic power of Queen's "Bohemian Rhapsody", to the soulful emotion of Prince's "Purple Rain", this is your ultimate nostalgic playlist, totally reimagined for orchestra.

Symphony of the Rockies, formerly the Arapahoe Philharmonic, has been a pillar of Denver Metro arts community for more than 70 years. Devin Patrick Hughes, Artistic Director & Conductor, was appointed in 2013 and has led the creation of a new ensemble that makes world class symphonic music accessible throughout the mountain region.

—<https://www.lonetreeartscenter.org/events>

Leaf Place Cards

Adorn mini pumpkins with cute leaf name tags. Mix up the colors to create a pretty palette!



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Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—54

MEDIAN SOLD PRICE IN LONE TREE—\$875,000

AVERAGE SOLD PRICE IN LONE TREE—\$1,023,710

Centennial Ridge Average SOLD Price - \$705,000 (only 1)



Tonya Fallows

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Welcome to the Changing of the Seasons!

We have entered the 4th Quarter of the year, with the summer behind us, the kids back in school, and a return to our normal routines. And just like the leaves are changing, so is the real estate market.

The 4th Quarter gives us all a chance to recalibrate and look at our opportunities. We continue to have a strong supply of homes available for Sale with over 13,000 Active Listings. New Listings, Pendings, and Closed Sales are fairly consistent too, closely matching numbers from the last two years. The Average Price for a Single-Family home has also held fairly steady at about \$768,000 in September, however, average days on the market has increased to 53 - up over 32% from last year.

Sellers: Pricing Strategy is crucial in this developing market. Top professionals are shifting to a more thorough investigation of what is currently on the market and competing with your home, versus looking back at what has sold in the last six months. Buyers: The Affordability stress you may have been feeling should have eased slightly in September, as the Federal Funds Rate decreased, with Mortgage rates improving to the high 5% to low 6% range.

This Combination of lower asking prices and lower interest rates gives you the best opportunities we've seen in this market this year! If you have been on the sidelines, now is the time to jump in! I am always here to help with all of your real estate needs. Have a great fall!

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