

# Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

September 2023

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## Volunteers Needed At The LTPD Victim Advocates Office

The Lone Tree Victim Services program offers critical short-term crisis intervention and support services for victims and their families who have suffered through crimes, trauma, and/or crisis, and the program needs volunteers looking to make a positive impact on their community.

All selected VA advocate volunteers will receive 40 hours of free training, where they will learn about the dynamics of victimization, victim rights, cultural considerations, and the criminal justice system.

If you or someone you know would be a good fit for this program and are at least 21 years old, please consider signing up to volunteer. If interested, please contact Jennifer Roger-Flynn, Victim Services Coordinator for the City of Lone Tree, at 720-509-1140 or by email at [Jennifer.Rodger-Flynn@cityoflonetree.com](mailto:Jennifer.Rodger-Flynn@cityoflonetree.com).

You can learn more about what a Victim Advocate does at our website, <https://cityoflonetree.com/victim-services/>

## Help Build Beds For Children

J&K Roofing is hosting a bed build day with non-profit Sleep in Heavenly Peace (SHP), Denver chapter. This is a day to volunteer and have fun building beds for children in our community who don't have a bed to sleep in. Open to the public. No experience needed. Bring your family, neighbors, business acquaintances and friends. Saturday, September 16, at J&K Roofing headquarters, 13000 W 43rd Drive, Golden. You can donate or register online at <https://shpbeds.org/chapter/co-denver/>. Come join us. It's going to be a great day! "No kid sleeps on the floor in our town!"

*If I were a bird, I would fly about the Earth  
seeking the successive autumns.*

—George Eliot

## Events At Lone Tree Arts Center

### WAG N ROMP 2023

**Saturday, September 9, 2023, 10 a.m.**

Join us at Cook Creek Pool, where dogs can take a splash, wag for a treat, or test their skills at the agility course. Owners can check out the latest and greatest in the pet world from local pet vendors. Enter to win a grand prize gift basket filled with goodies for you and your fur friend when you visit all of our vendors and fill up your vendor pass. Don't forget to take a trip to the doggie spa on your way out,

have your pup looking their best with professional grooming products and free nail trims provided by Barky Mountain Grooming.

All dogs must have a ticket to enter the event, pet parents DO NOT. Online ticket sales will cut off on Friday, September 8 at 4pm, MST. Day-of ticket sales will be available at the door, for \$10 per dog.



### LIVE FROM LAUREL CANYON:

#### SONGS AND STORIES OF AMERICAN FOLK ROCK

**Saturday, September 23, 2023, 8 p.m.**

This event is a journey through the music of the 1960s and 1970s, born from Laurel Canyon in California. The Mamas and the Papas, James Taylor, Joni Mitchell, and Crosby, Stills, and Nash; amongst others, all lived in Laurel Canyon as they created music that became the sound of a generation – mixing the protest and social awareness of folk music with the attitude and look of rock music. Live from Laurel Canyon not only performs the music you love, it shares the stories that inspired them.

### LANNIE COUNTS:

#### THE GREATEST R&B SONGS EVER WRITTEN VOLUME 2

**Saturday, September 09, 2023, 8 p.m.**

Back by popular demand! Lannie Counts, who starred in Muscle Shoals: I'll Take You There, returns with his stellar vocals in a performance packed full of the very best of Marvin Gaye, Michael Jackson, Lionel Richie, Luther Vandross, Fats Domino, Sam Cooke, Prince, Roberta Flack, and more. Dubbed "the heart of soul," Counts has called the stages of Las Vegas his home for over 20 years, appearing as a featured performer with Las Vegas Tenors, the Lon Bronson All Star Band, and Santa Fe and the Fat City Horns. Spend an evening with Lannie and his six-piece band, who will thrill and delight you, lifting your soul!

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

*The heat of autumn is different from the heat of summer.  
One ripens apples, the other turns them to cider.*

—Jane Hirshfield

## Palisade Fruits and Produce

Colorado peaches are most famously grown in the town of Palisade, and they are known for being extra juicy and extra sweet, thanks to the long sunny days and cool summer nights in Colorado, which help all those delicious fruity sugars develop. Palisade peaches have a long history as a Colorado classic, and it all starts with a man named John Harlow. After the Ute tribe were forcibly removed from their ancestral home in the Western Slope in 1881, colonizers began developing a town known as Palisade. The farmers there quickly realized just how rich and nutrient-filled the soil was, but while it was great for vegetables and grains, there wasn't nearly enough rainfall or water for fruit trees, which shriveled up and died very quickly. But John Harlow, who planted some of the area's earliest peach trees with his wife in 1882, was a determined man. He spearheaded a canal project to divert water from the Colorado River and irrigate the region, and though it took years for his project to come to fruition (pun intended!), it worked. By the beginning of the 20th century, more than twenty-five thousand pounds of peaches were being shipped from Palisade to regions across the country each year.



Once they figured out irrigation, farmers began planting more fruits, like apples, pears, grapes, apricots, and cherries, cementing Palisade and the surrounding area as Colorado's most famous and most productive agricultural hub. Today, Palisade is home to orchards, farms, and vineyards galore.

—<https://www.coloradoinfo.com/blog/palisade-peaches-delicious-colorado-history>

## Your HOA Board

Sara Clendenning  
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# METRO DENVER FARMERS' MARKET

## MARKET ON YOUR CALENDAR

### Saturdays

**SOUTHWEST PLAZA**  
 MAY 6 - OCTOBER 28  
 Southeast Parking Lot  
 Wadsworth & Bowles  
 8am-2pm or Sellout

### Saturdays

**LAKWOOD**  
 JUNE 10 - SEPTEMBER 30  
 Mile Hi Church  
 9077 W Alameda Ave  
 10am-2pm or Sellout

### Sundays

**HIGHLANDS RANCH**  
 MAY 7 - OCTOBER 29  
 HR Town Center  
 9288 Dorchester St.  
 10am-2pm or Sellout

### Wednesdays

**LITTLETON**  
 JUNE 14 - SEPTEMBER 27  
 Aspen Grove  
 7301 S. Santa Fe Dr.  
 10am-2pm or Sellout

Check out our great recipes online!

For more information call the  
 Metro Denver Farmers' Market Hotline

**303-887-FARM**

[www.denverfarmersmarket.com](http://www.denverfarmersmarket.com)



This Space  
 Intentionally Left Blank  
 for Teen Services

## Sept. 28: National Good Neighbor Day

Take the Good Neighbor Pledge: "I pledge to be the "good neighbor." With the goal of becoming a more connected and caring community, I will be a person who lives with kindness and concern for my neighbors. I'll take the first step by connecting with neighbors and introduce myself. I will practice the 'good neighbor mindset' to make connections, invitations, stay aware, and be available to my neighbors. Good neighbors make great neighborhoods."

# 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 [www.coloradolasertype.com](http://www.coloradolasertype.com).

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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](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://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.

## Local Corn Mazes

### CHATFIELD FARMS

**Fridays – Sundays, Sept. 15 – Oct. 29, 9 a.m. – 5 p.m.**  
**8500 W Deer Creek Canyon Road, Littleton, CO 80128**

Printed maps will not be available at Corn Maze. General admission tickets are not available Friday – Sunday during Corn Maze. Last entry is 5 p.m. Corn Maze events and our site close at 6 p.m. Halloween masks and costumes are not permitted on the premises. Tickets must be purchased in advance for a specific time. No onsite ticket sales.

### ANDERSON FARMS

**6728 County Rd 3 1/4, Erie, CO 80516**

The maze at Anderson Farms is open day and night and is never haunted. The maze is divided into four sections; they will be indicated on your punch card. Do one section or complete all four! There are six checkpoints hidden in each of the three larger sections of the maze, totaling 18 checkpoints.

### THE PATCH IN ELIZABETH

**Opens September 23, 2023**

**39980 Fox Trot Cir, Elizabeth, CO 80107**

Our maze is carved into a whopping 4 acres of tall corn stalks! We put activity stations along the paths with fun facts and quizzes to help you choose a direction for your exploration. We also plant a mini-maze for younger guests.

### COTTONWOOD FARMS

**September 23 - October 31, 10 a.m. to 6 p.m.**

**10600 Isabelle Rd. Lafayette, CO**

Bring the whole family for a walk in the corn maze. Our two acre corn maze provides the real feel of being on the farm. Cut by hand, not by tractors, it allows our paths to be narrower, and the experience more personal.



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Your home was likely hit with large damaging hail on May 11. Schedule a free, no obligation inspection today!  
No project too big or too small!

# Centennial Ridge

## Neighborhood Update & Recent Market Activity (9 mos)

AVERAGE DAYS (of Solds) in MLS—35

AVERAGE SOLD PRICE— \$712,500

Status	Address	Total Sq Ft	List/Sold Price	Days on Market
Sold	7340 Rattlesnake Dr	2603	\$750,000	3
Sold	10044 Armadillo Dr	3710	\$675,000	82



*Tonya Fallows*

303-489-5533



### Summer is flying and the Real Estate Market is Crawling!

The typical Summer slow down in July and August in the Denver Real Estate Market, has many Buyers and Sellers concerned about the overall health of this market! This Summer slowdown is very common, and happens almost every year, however this one is also driven by the increase of Mortgage Interest Rates to around 7% for a 30 year fixed rate mortgage.

Several factors in our National Economy and World events may also bring some pause to buyer activity, but we have some good news as well for Buyers and Sellers. Most Economists agree that the Housing Market is more likely to correct itself from the double-digit price jumps in home prices over the past few years rather than a crash. Our prediction is the Housing Recession may be over, and the recovery is very close.

Quick Facts: Active Inventory is growing and currently at 6,300 residential homes. Buyer demand is still very high, with Buyers anxious to find the right home at the right price with an affordable payment. Single Family Homes average price in July was just over \$782,000 which is .41% higher than July 2022, and Attached Homes were at \$484,000 which is 1.73% higher than July 2022.

Buyers, this is your opportunity to find a great home at a fair price and terms and realize that prices are not coming down like many expected. Lock your price in now, and you can always refinance as Interest Rates lower in the near future. Sellers, the buyer demand is real so this is the right time to price your home competitively, prepare it to show very well, and consider offering a 2-1 Buydown to the buyers.

The Spring market was slower than expected, and the Summer market is crawling, but we expect a very healthy Fall Market! Enjoy the fast moving Summer!

**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