

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

Wag N Romp 2025

Saturday, September 6, 2025

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 pup prize pack filled with goodies for you and your fur friend when you visit vendors and fill up your vendor passport. 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 need a ticket. There will be a check in table prior to entry.

Due to limited space and the popularity of this event, there will be two separate entry times: 10 a.m. to 12 p.m., or 12 p.m. to 2 p.m. Please select the one that is best for you. Each session will have a limited number of tickets available. Online ticket sales will cut off on Friday, September 5 at 4pm. If open spots are still available, day-of ticket sales will be sold at the door, for \$10 per dog.

—<https://www.lonetreeartscenter.org/whats-on/wag-n-romp-2025>

Tips For Leaf Peeping:

Peak fall colors typically occur in late September and early October, but can vary depending on elevation and weather.

- **Check Conditions:** Before heading out, check trail conditions, parking availability, and any potential closures.
- **Consider Mid-Week Trips:** Weekends can be very crowded, especially at popular locations like Kenosha Pass.
- **Explore Beyond the Popular Spots:** Many lesser-known trails and scenic drives offer equally stunning views.
- **Be Prepared:** Bring layers of clothing, as mountain weather can change quickly, according to Follow Tiff's Journey.

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Excess Harvest From Your Garden

Excess harvest can be handled in several ways: freezing, canning, drying, donating to food banks or charities, sharing with neighbors, making jams or jellies, or composting any unusable portions.

- **Freezing:** Blanching and freezing vegetables like spinach, kale, and zucchini preserves their nutrients and texture for future use.
- **Canning:** This allows for long-term storage of items like tomatoes, pickles, and jams.
- **Drying:** Drying herbs, fruits, and some vegetables (like tomatoes) reduces their size and weight for easy storage.
- **Pickling:** Pickling vegetables in vinegar and spices creates a flavorful and long-lasting preservation method.
- **Fermenting:** Fermenting foods like sauerkraut and kimchi can be a great way to add probiotics to your diet.
- **Donating:** Food banks and charities are often grateful for fresh produce donations.
- **Sharing with neighbors:** A simple act of sharing with those around you can build community and reduce waste.
- **Selling:** If you have a surplus, consider selling at a farmers market or through a local co-op.
- **Composting:** Composting is a great way to recycle any overripe, bruised, or unusable parts

of the harvest back into the garden, creating nutrient-rich soil for next year.

- **Creating a "harvest restaurant":** Host a dinner party featuring your excess produce.
- **Donating to local nursing homes:** Some nursing homes appreciate fresh produce for their residents.



National Hummingbird Day

National Hummingbird Day happens during the first Saturday in September. Hummingbirds are remarkable birds with unique characteristics that fascinate bird watchers and nature lovers, alike. There are over 300 species of hummingbirds throughout the world that belong to the Trochilidae family. The Trochilidae family is known for their small size, beautiful plumage, and amazing flying abilities. This family of birds comes in different sizes, colors, and behaviors that are specific to the location where hummingbirds live.

The average hummingbird is between 2 to 5 inches in length, making it the smallest bird in the world. Known for their beautiful colors, hummingbird feathers are an iridescent mix of greens, blues, reds, and purples. Interestingly, the iridescent color of hummingbird feathers gives the appearance of the feathers changing colors in light.

A hummingbird flaps its wings up to 50 times per second and has amazing flying capabilities. For example, hummingbirds move their wings in a figure-eight pattern, allowing them to "hover" in midair. In addition, these unique flying characteristics allow a hummingbird to feed on a flower while in flight. Unsurprisingly, because hummingbirds move so quickly, they feed frequently on nectar from flowers and insects.

Colorado Scottish Festival

Sedalia

The annual Colorado Scottish Festival, presented by the St. Andrew Society of Colorado, is a family-friendly event that showcases Scottish traditions, culture, and history. With something for all ages, there will be athletic competitions, re-enactments, weaving, leather working, blacksmithing, traditional Celtic folk music, piping, and drumming.

Providing visitors with a chance to learn about their family trees at the Clan Tents, this year's 60th event takes place from Saturday to Sunday, September 20th to 21st, 2025, at the Denver Polo Club in Sedalia. Also featuring Irish step dancing, lectures, and a performance by the World Junior Highland Dance Champion, there will be plenty of vendors with Scottish and Celtic items for sale. A family-friendly event to celebrate the magic of Scotland in your own backyard.

Featuring:

- Highland Games and Athletic Competitions
- Pipe and Drumming Competitions
- Highland & Irish Dancing
- Clans/Tartan Information
- Historic Re-Enactments
- Scottish Mini-Tattoo Event
- Traditional Scottish & Irish Music
- Thistle Club – VIP Package
- Whisky Tastings
- Celtic Merchandise/Craft Vendors
- Beer Tent
- Food Vendors
- Children's Activities
- Dogs of the British Isles
- British Cars (Sunday only)
- Kirkin' of the Tartan (Sunday morning)

With food vendors, traditional culinary dishes, a beer tent, whiskey tastings, and John Shields' famous haggis, you're sure to have a full belly and a good time. For those looking to see some action, there will be combat and swordsmanship elements to the festival in addition to weaponry with a range of swords. And for anyone looking to bust a move, there will be a concert at the end of the first day while those bringing kids will be happy to know there are activities meant especially for them.

A great event to experience and learn more about Scottish culture, The Colorado Scottish Festival is a great way to spend a weekend.

—<https://www.uncovercolorado.com>

Positive Thinking Day

Positive Thinking Day is on September 13 on the National Day Calendar as a day to promote the power of positivity and the impact this simple act can have on your life. Join us as we explain why maintaining a positive mind benefits you and those around you.

Positive thinking is an emotional and mental practice that requires an optimistic outlook on life. It's about choosing to focus on the positive things that empower us despite our circumstances. A positive thinker doesn't ignore negative aspects of their life. Instead, they maintain a hopeful attitude to get them through the disruption.

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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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To find ad rates and discounts, go to
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See Elk In Rocky Mountain National Park

The elk rut is in full swing at Rocky Mountain National. In late August and into September, the mating season for the Colorado elk begins. The town of Estes Park and Rocky Mountain National Park are some of the best places in the state to witness this truly magnificent display of Mother Nature. The ritual begins with the male elk shedding their velvet to make their antlers nice and sharp to battle other male elk in the quest for a female companion.

The male elk can also be heard bugling for miles away as they make their call for a mate. Herds of elk can be seen in large grassy meadows within the park and even in downtown Estes Park. During "Elktober," it is almost impossible not to see an elk.

Outside the leaves on the trees constricted slightly; they were the deep done green of the beginning of autumn. It was a Sunday in September.

—Ali Smith



Fall Into Success With Your Local Neighborhood Newsletter!

Our October deadline is September 15th.

Reach your community this season with targeted advertising that connects! Showcase your business for engaged neighbors in our trusted newsletter. **IT'S EASY TO GET STARTED!**



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NEWSLETTER CONNECTIONS



Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—39

MEDIAN SOLD PRICE IN LONE TREE—\$872,500

AVERAGE SOLD PRICE IN LONE TREE—\$1,087,702



Tonya Fallows



The Late Summer Real Estate Market is here with great potential?

We have entered a more balanced phase this month as we navigate a market of contrasts! The inventory that peaked above 14,000 Active Listings last month ended July at 13,995.

This matches our prediction that the growing inventory could slow down for the rest of the year. New Listings, pending contracts and closed homes are all up slightly compared to this time last year, which means we are in a more active market.

The Average Price of a Single Family Home is at \$782,000, down slightly from last year. Condos and Townhomes have decreased even more and are sitting at \$425,000. Homes are sitting on the market longer than last year, at an average of 40 days. This is giving buyers more negotiating room, while sellers face a need for sharper pricing and presentation.

Buyers – Do This Now:

- Get pre-approved to strengthen your negotiating position.
- Watch for price reductions and act quickly on well-priced homes.
- Budget for potential seller concessions like closing costs or rate buy-downs.

Sellers – Do This Now:

- Price competitively based on recent neighborhood sales.
- Invest in minor repairs and staging to stand out. It is a Beauty Contest right now!
- Be open to negotiation, especially on inspection items or closing timelines.

Summer goes by quickly, so enjoy the late-summer activities and please call today with any Real Estate needs

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

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