



Clement Park 2026 Concerts

*All concerts start at 7 p.m.
and are held on select Thursdays.*

- July 9: Trash Pandas.
Pop, country, rock covers
- July 16 : Little Moses Jones.
R&B, hip hop
- July 23: Hand Turkey. Soul, pop
- July 30: Ninety2k. '90s and '00s rock
- August 6: Cass Clayton Band.
Rock, soul, funk
- August 13 : Dr. Lunch. Funk jazz

Venue Information and Concert Reminders:

- Concerts run rain or shine with the exception of the threat of severe weather.
- Seating is on a natural, sloped lawn.
- Weather cancellations & rescheduled dates will be updated as soon as possible.
- Parking is free. Parking available for people with disabilities.
- Please do NOT park at the Columbine Library.

What To Bring:

- Blankets or lawn chairs
- Glass containers prohibited
- Dogs on leash only

Amenities Near The Grant Amphitheater:

Restrooms, playgrounds, walking paths and picnic shelters. Picnic Shelter rentals are available online in advance. If shelters are not rented, they are available on a first come, first served basis.

Property Manager

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Train Rides In Colorado

Trains may seem old fashioned, but there's a reason they've held travelers' fascination since the 1800s. Take a step into the past and board one of Colorado's scenic train rides to see sights only reachable by rail. Carve through mountain gorges and find yourself hugging jagged cliffs on narrow gauge rails or traversing the banks of crystal-blue rivers and passing rushing waterfalls. These rails make exploring some of the state's most remote and untouched terrain accessible to all.

ROYAL GORGE ROUTE RAILROAD

Start & End Point: Cañon City

The Royal Gorge Route Railroad whisks you along the curves of the Arkansas River and past the 1,000-foot-high granite walls of the canyon the railway is named for. Book a Vista Dome seat for spectacular views out of the curved

glass roof and enjoy a gourmet meal in first class accompanied by a well-curated wine, brew and cocktail list. The train's regular schedule runs year-round.

GEORGETOWN LOOP RAILROAD

Start & End Points:

Silver Plume and Georgetown

Connecting the mining towns of Georgetown and Silver Plume, the Georgetown Loop Railroad was an engineering marvel of the 1800s. This short and

sweet 2-mile stretch of track just three feet in width traverses through the steep and narrow canyon, corkscrewing through craggy rock walls and gaining more than 600 feet in elevation on four bridges. The railroad was one of Colorado's first tourist attractions, and remains a must-see destination for those seeking a taste of history, beautiful sights and breathtaking thrills. The Georgetown Loop's regular season runs April through October, but check their site for special winter holiday trains.

LEADVILLE, COLORADO & SOUTHERN RAILROAD

Start & End Points: Leadville and Climax

The Leadville, Colorado & Southern Railroad boasts the ideal route for seeing Colorado's vibrant wildflowers as it navigates hairpin turns along the upper Arkansas River Valley. Keep an eye out for Mount Elbert and Mount Massive, the state's two tallest peaks, as you listen to stories about Leadville's colorful mining past on this 2.5-hour round-trip journey. The train's summer schedule runs from late May to early October.

DURANGO & SILVERTON NARROW GAUGE RAILROAD

Voted the No. 1 train in the country by USA Today readers in 2021 and 2022, this 1880s coal-fired, steam-powered locomotive runs 200 feet above the blue-green waters of the Animas River. As the Durango Train snakes along the river's banks and high canyon walls, expect views of majestic peaks, rushing waterfalls and remote natural areas like the Animas Gorge and San Juan National Forest. The 9.25-hour train ride includes a two-hour stop in the town of Silverton, or opt for the express ride at 5.25 hours if you're short on time. The train's regular season runs year-round.

continued on page 2



Train Rides, *continued from front page*

THE BROADMOOR MANITOU AND PIKES PEAK COG RAILWAY

The Broadmoor Manitou and Pikes Peak Cog Railway — the world's highest cog railway — is easily one of the most famous Colorado train rides, with its apex at the 14,107-foot summit of Pikes Peak. Your conductor narrates the 9-mile journey with fun tidbits on area history and local lore, while you soak up views of sweeping plains and the Continental Divide. After snapping pics at the top of this Colorado fourteener, make sure you try a high-altitude doughnut at the Summit House, located in the Summit Visitor Center. The cherry-red railcars keep a year-round schedule but check for weather closures.

CRIPPLE CREEK & VICTOR NARROW GAUGE RAILROAD

Start & End Points: Cripple Creek and Victor

Clamber onto the open-air cars of the Cripple Creek & Victor Narrow Gauge Railroad, pulled by a 15-ton "iron horse" of a locomotive. Several stops along the route of this family-owned railroad provide views and photo ops of Pikes Peak and old mining camps, as well as the opportunity to hear the train whistle ricochet off the walls of Echo Valley. The 45-minute ride is fully narrated, with the conductor sharing wonderful facts about the history and scenery around Cripple Creek. The train's regular schedule runs rain or shine, from late May to early October.

—<https://www.colorado.com>

Alpers Farm

Community Association Manager:

Angela Christensen

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News Articles

The deadline for news articles is the 15th of the month before the next month's issue, except for the Jan. issue which is Dec. 10th. Please email news articles to the editor at klarson@pcms.net. All "Letters to the Editor" must be signed and include a daytime phone number in case there are any questions. Letters may be printed without the author's name if requested.

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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
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To find ad rates and discounts, go to
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Classified ads are \$3.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@newsletterconnections.com to place an ad. To view our display ad prices, visit our website at 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.

Be Someone Day

On July 21, National Be Someone Day challenges each of us to take ten seconds to make a difference in a child's life.

What can you do in ten seconds? We can shift gears or water a plant. We can hear or tell a bad joke. In ten seconds, we can change our minds, and after doing so, say a prayer of thanks. When we walk into a room, in that time, we can register the pain in someone's eyes and begin to provide comfort. We can praise and honor someone who deserves it.

We're blessed with the opportunity to stand for something, for liberty and fairness. And these are things worth fighting for, worth devoting our lives to.

—Ronald Reagan

YOU ARE INVITED TO "MONEY 101"!

Join us for a complimentary educational dinner. July 14th, 6:30 pm in SW Littleton (C-470 & Kipling)

Call/text host Kristy Monroe at 720-248-7080 or kristy@monroefinancialteam.com to reserve your spot!

Bring a friend... You are our guest!



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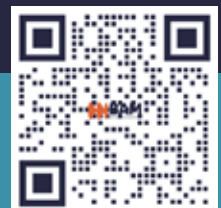


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Alpers Farm



May Data Year-to-Date | 2026 to 2022

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
Active Listings at Month's End	12,259	13,599	9,159	5,228	3,652	-9.85%	33.85%	134.49%	235.68%
New Listings	28,077	29,888	25,420	21,391	27,415	-6.06%	10.45%	31.26%	2.41%
Closed	16,904	17,422	17,492	17,495	22,565	-2.97%	-3.36%	-3.38%	-25.09%
Close Price - Average	\$ 712,405	\$ 708,711	\$ 700,744	\$ 670,780	\$ 689,087	0.52%	1.66%	6.21%	3.38%
Close Price - Median	\$ 595,000	\$ 599,000	\$ 590,000	\$ 574,500	\$ 598,900	-0.67%	0.85%	3.57%	-0.65%
Sales Volume	\$ 12,042,495,547	\$ 12,347,168,330	\$ 12,257,416,182	\$ 11,735,301,821	\$ 15,549,241,909	-2.47%	-1.75%	2.62%	-22.55%
Days in MLS - Average	49	44	36	34	12	11.36%	36.11%	44.12%	308.33%
Days in MLS - Median	19	19	13	10	4	0.00%	46.15%	90.00%	375.00%
Close-Price-to-List-Price Ratio	99.05%	99.15%	99.50%	99.70%	105.36%	-0.10%	-0.45%	-0.65%	-5.99%
Detached									
Active Listings at Month's End	7,629	9,111	6,352	3,720	2,828	-14.07%	23.25%	110.46%	176.84%
New Listings	20,203	21,464	18,316	15,730	20,324	-5.87%	10.30%	28.44%	-0.60%
Closed	13,182	13,271	13,142	12,844	16,185	-0.67%	0.30%	2.63%	-18.55%
Close Price - Average	\$ 789,053	\$ 791,823	\$ 780,975	\$ 750,491	\$ 780,335	-0.35%	1.03%	5.14%	1.12%
Close Price - Median	\$ 650,000	\$ 655,000	\$ 646,225	\$ 625,000	\$ 653,500	-0.76%	0.58%	4.00%	-0.54%
Sales Volume	\$ 10,401,303,173	\$ 10,508,282,702	\$ 10,263,573,118	\$ 9,639,304,763	\$ 12,629,720,536	-1.02%	1.34%	7.91%	-17.64%
Days in MLS - Average	45	42	36	36	11	7.14%	25.00%	25.00%	309.09%
Days in MLS - Median	16	16	12	11	4	0.00%	33.33%	45.45%	300.00%
Close-Price-to-List-Price Ratio	99.20%	99.28%	99.60%	99.70%	105.59%	-0.08%	-0.40%	-0.50%	-6.05%
Attached									
Active Listings at Month's End	4,430	4,488	2,807	1,508	824	-1.29%	57.82%	193.77%	437.62%
New Listings	7,874	8,424	7,104	5,661	7,091	-6.53%	10.84%	39.09%	11.04%
Closed	3,722	4,151	4,350	4,651	6,380	-10.33%	-14.44%	-19.97%	-41.66%
Close Price - Average	\$ 440,944	\$ 442,998	\$ 458,355	\$ 450,655	\$ 457,605	-0.46%	-3.80%	-2.15%	-3.64%
Close Price - Median	\$ 390,000	\$ 395,000	\$ 405,000	\$ 396,000	\$ 410,000	-1.27%	-3.70%	-1.52%	-4.88%
Sales Volume	\$ 1,641,192,374	\$ 1,838,885,628	\$ 1,993,843,064	\$ 2,095,997,058	\$ 2,919,521,373	-10.75%	-17.69%	-21.70%	-43.79%
Days in MLS - Average	61	51	37	30	12	19.61%	64.86%	103.33%	408.33%
Days in MLS - Median	34	28	15	19	4	21.43%	126.67%	78.95%	750.00%
Close-Price-to-List-Price Ratio	98.51%	98.74%	99.19%	99.73%	104.80%	-0.23%	-0.69%	-1.22%	-6.00%



HAPPY

Fourth of July

INDEPENDENCE DAY



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