



May 2025

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Last Day Of School Traditions

The last day of school is both a happy and sad occasion. While you celebrate your child's accomplishments, you also mark another year off the calendar.

1. Photo. Take a photo of your child in the place where you also took a photo on the first day. That could be by the front door, at the school, or sitting at their desk.

2. Balloons. Count down the last day with balloons. Fill five balloons with a note or a treat and number them. Each day, have your child pop a balloon and enjoy the surprise inside.

3. Signatures. Send your child to school on the last day with something that friends can write on and a sharpie. Your child's friends can autograph their shirt, a pillowcase, or another keepsake. This is especially fun for kids moving up to the next school campus, i.e. 5th grade to middle school.

4. Planning. Make a summer bucket list. Sit down together and plan out a few fun things to look forward to doing over the summer break.

5. Surprise. Kick off the summer with a fun surprise when your child comes home from the last day. Keep it simple, such as hiding a bucket of water balloons by the front door or making a Last Day basket full of summer fun.

6. Chalk. If your child rides the bus, decorate the sidewalk from the bus stop to the front door with sidewalk chalk. Write messages like, "Happy summer!"

7. Garden. Start a summer garden. Beans, carrots, cucumbers, and melons can be planted in May or June throughout the US.

—<https://onemamasdailydrama.com>

Property Manager

Angela Christensen

Phone: (303) 933-6279

Email: angela@kchoa.com

10 Ways To Make Mom Feel Special On Mother's Day

Moms—they really deserve more than a day, don't they? While we always try to let the mothers in our lives know how much they're appreciated, we try extra hard to show her how much we care on Mother's Day!

- **Feed her!** Whether it's by taking her out to her favorite restaurant (or one she's been dying to try) or, even better, cooking a thoughtful meal full of her favorite dishes, it will leave both her heart and her stomach happy.
- **Plan a family photo session or maybe one for just you and her.** Get silly in front of the camera, and you'll have more than just the memory of your day together—you'll have something tangible to share with her. Plus, as a bonus, you can relive the day all over again when the proofs come in!



- **Treat her to breakfast in bed!** Sleeping in and not having to cook breakfast? Most moms can't think of a better gift!
- **Fill up her gas tank, do the grocery shopping, clean the house—**when you handle some of these simple but burdensome tasks like these, she'll appreciate your appreciation!
- **Experience something new together!** Experiences have a way of bonding people together, so take a hot air balloon ride, go to a concert, skydive, or take a cooking class together, and you'll create memories to last for a lifetime.
- **Every mom has a honey-do list.** Consider tackling a big project on the list that she'll be so thrilled to see completed. We're talking cleaning the garage, organizing a closet, or maybe even a woodworking project.
- **Plan a party for her** and the other special moms in her life—her mom, her sister, her best friend, and, of course, those moms' children. She'll adore being surrounded by her closest loved ones.
- **Whisk mom around the town** with a day filled with her favorite activities. Soak in some quality time at a spa or a museum together, treat her to a shopping spree, or play a round of tennis with her.
- **Treat mom to a gift that is thoughtful and special.** Don't just buy another robe or sweater, unless you know she really wants one. Consider buying her something that she wouldn't typically buy for herself or something that she's been talking about for a while. Has she wanted new tableware? Does she have an empty place on her wall that she has been wanting to fill? Could she use a day to treat herself? Get personal with it!
- **You can write her a letter, make a list of all the reasons you love and appreciate her, or turn it all into a craft project.** Just be sure the day doesn't pass without you taking the time to thank her for being such a thoughtful mother.

—<https://www.pauladeen.com>

Etiquette For Dog Parents

Dog parents have a responsibility to manage their pets' behavior and follow certain rules of etiquette. Follow these guidelines to ensure that you and your dog are being courteous community members.

- **Scoop your poop.** Bring several bags on your walks to be sure you have enough. If you run out, either come back and clean it up later, or ask another walker if they have a bag to spare.
- **Prevent barking.** Practice getting your dog's attention to easily redirect him if he barks at people or other dogs. If you know your dog acts this way, only allow him in the yard when supervised.
- **Only let your dog greet a stranger if they ask.** The same rule applies if you see another dog and caretaker approaching. Ask first and respect the other's response.
- **Always leash your dog on walks.** Not everyone is comfortable around dogs. Keep your dog close to you and stay alert to others. Your leash should be short enough to prevent your dog from contacting or jumping on passersby.
- **Don't play while on leash.** If you meet another dog on a walk (and it's alright with their caretaker) let the dogs sniff each other for five seconds and move on. Letting your dog play with another dog while on leash can result in injury and teach your dog that all dogs enjoy this kind of interaction, although many don't.
- **Be aware of other people's feelings.** If your dog does something to upset someone (jumping up, barking) apologize to them and take measures to prevent the situation from reoccurring.

— Animal Humane Society

Alpers Farm

Community Association Manager:

Angela Christensen

Direct: 303-933-6279 | angela@kchoa.com

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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Fun Things To Do In May

As the sunny, warm days begin to outnumber the chilly ones come May in Colorado, it's natural to want to get outside and enjoy the beautiful spring weather. Seasonal recreation opportunities become more plentiful with melting snow and the reopening of many attractions and roads, so you'll have countless options for things to do.

CAMP BEFORE IT GETS TOO CROWDED

You can beat the camping crowds at many popular spots around the state. There are still many campgrounds that haven't officially opened for the season quite yet, so research and plan accordingly. May is typically a terrific time to visit the Rockies or camp along the Front Range Urban Corridor without as many people as later in summer. Keep in mind it still gets quite cold in the evenings, so pack your winter clothes.

A lot of the USFS campgrounds at higher elevations may not open until later in the month, but rest assured, there are always places year-round. State parks are usually a safe bet, although finding an available campsite in places near the Denver and Colorado Springs metros such as Cherry Creek or Cheyenne Mountain state parks will be tougher. Keep in mind all of Colorado's state parks require camping reservations in advance.

Dispersed camping is always an option as long as you're able to reach your destination. Don't climb too high onto back-country roads, as they may still be covered in snow. Perhaps this is the perfect time to go south and check out camping at Great Sand Dunes National Park in the San Luis Valley or around Southwest Colorado by Durango.

CHASE A FEW WATERFALLS

With all the fresh snow fueling the rivers and creeks around Colorado, waterfalls will be near their peak flow at this time. The water will be too cold to plunge into, but mild May weather means you won't be tired and hot by the time you reach the falls. Be sure to pack some water shoes if you want to explore the riverbeds at the base.

There are a variety of choices for your waterfall adventure, some close to home. If you want to stay around the Denver/Colorado Springs area, check out Seven Falls or Helen Hunt Falls in Colorado Springs, or Rainbow Falls in Manitou Springs. Alternatively, head west to places like Rifle Falls State Park. Most of these will require a short hike to access, but the views are well worth it.

CELEBRATE SPRING AT A FESTIVAL

Festival season is in full swing by the time May comes around, meaning each weekend is filled with fun events for the whole family. If you love art and film, check out the Denver Arts Festival, Film on the Rocks, Mountainfilm In Telluride, or the Mile High International Pastel Exhibition. Find a full list of popular Colorado events happening in May.


COLORADO RAPIDS

The Colorado Rapids are a professional men's soccer team competing in Major League Soccer. Their home field is Dick's Sporting Goods Park, located near downtown Denver in Commerce City. They have 3 matches here in May, so it's the perfect opportunity to see them live in action. The team has a rivalry with neighboring Real Salt Lake, so keep an eye out for that can't-miss game.


COLORADO ROCKIES

If you are more of a baseball fan, the Colorado Rockies have 5 series scheduled for May at Coors Field. Opponents include the Marlins, Phillies, Reds, and Mets. Coors Field is a gorgeous stadium with great baseball and sweeping views of the Rocky Mountains. What better time to grab your friends and family and take them out to a ballgame?

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Fun Things To Do In May,

continued from page 3

TOUR A WORKING COLORADO FACTORY

On those scattered rainy or cold days, head inside for one of the many factory tours Colorado has to offer. This is a great, affordable option (often free) to spend the afternoon, and sometimes you even get a complimentary product out of it. The state is home to many working factories that produce everything from cheese to bikes to craft beer.

In Denver, take a peek into the candy-making process at Hammond's Candies to see how your favorite sweets are made. They offer free 30-minute tours daily. Boulder is home to the Celestial Seasonings tea factory, offering daily tours with the chance to taste-test all of their glorious herbal concoctions.

If you want to see how your favorite alcohol is made, head to a brewery, distillery, or winery to get a behind-the-scenes look. Notable ones include the Coor's Brewery in Golden, Wood's High Mountain Distillery in Salida, and Mesa Park Vineyards in Palisade.

—<https://www.uncovercolorado.com/>

*The legacy of brave men and women
who have fought and died for their country
is the freedom we enjoy as Americans.*

—Lucian Adams

Peace Officers Memorial Day

Every May 15th Peace Officers Memorial Day pays tribute to local, state, and federal law enforcement officers who have made the ultimate sacrifice or been injured in the line of duty. The observance takes place during Police Week. According to the National Law Enforcement Officers Memorial Fund, more than 800,000 law enforcement officers serve in the United States today. Each year, the National Law Enforcement Officers Memorial adds new names to the wall. The average is 163 deaths per year. Fallen law enforcement officers represent all levels of law enforcement, including local, state, federal, tribal, and military law enforcement. They are family members, husbands, wives, parents, sons, and daughters.

*This nation will remain the land of the free
only so long as it is the home of the brave.*

—Elmer Davis

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Teacher Appreciation Day

National Teacher Appreciation Day is on the Tuesday during first full week in May as a reminder to show appreciation for teachers everywhere. We are using this National Day to say thank you to all teachers for their time and dedication to educate our children.

Bring Flowers To Someone Day

April showers means May 15 is Bring Flowers to Someone Day to celebrate why giving flowers plays a significant roll in kindness. Flowers are one of nature's most beautiful gifts. Bring Flowers to Someone Day is the perfect way to give the gift of love and kindness to those around you. Whether you gift flowers to show sympathy or give them just because, the simple act of giving flowers brings joy to the recipient.

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Mother's
DAY

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AVG DAYS ON MARKET
MARCH 2025



46 DAYS
2024: 40 DAYS
UP 15%

ACTIVE INVENTORY
MARCH 2025



6,197
2024: 3,944
UP 57.12%

AVERAGE SOLD PRICE
(YEAR OVER YEAR)

+.65%
SINGLE FAMILY 1 YEAR

SOLDS MARCH 2025



2,672
2024: 2,794
DOWN 4.37%

ACTIVE LISTINGS



MARCH
2024



MARCH
2025
UP 66.93%

AVERAGE SALES PRICE
(HOUSES & CONDOS - MARCH 2025)

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LAST YEAR:
\$700,279
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