

Panorama Ridge

Homeowner's Association

March 2026

Vol. 16 No. 02 • Circulation: 240

Denver Restaurant Week: March 6-15 Menus Are Live!

With an ever-growing number of food and beverage awards to its name (including several from the uber-prestigious James Beard Foundation and MICHELIN Guide), Denver has quickly become a dining destination for foodies. You'll find plenty of fine dining options at chef-owned eateries, along with cuisine from around the globe at our gourmet food halls and markets, and fresh, local ingredients like green chile and Colorado beef and lamb.

Denver Restaurant Week showcases the creative, exciting menus that diners have come to expect – with both to-go and in-person options. There are four price points: \$25, \$35, \$45, and \$55 for a multi-course meal. Menus can be viewed at <https://denverrestaurantweek.com>.

National Good Samaritan Day

National Good Samaritan Day on March 13th recognizes the unselfish actions of those who provide help when needed. The day is also known as Good Samaritan Involvement Day and celebrates kindness in all its forms.

GOOD SAMARITAN DAY IDEAS:

- Make an effort to help someone who is struggling or having a problem.
- Share a story about someone who was a Good Samaritan in your life.
- The act of a Good Samaritan can be large or small. Something as simple as a phone call to as inconvenient as stopping to help change a tire are all acts of a good Samaritan.
- Make a commitment to developing a habit of kindness and awareness of others.
- Volunteer. Offer your valuable skills to others in times of need. Do you enjoy sports or have mad math skills? Your ability to mentor youth may change someone's life for the better.

Trip Ideas For An Epic Spring Break Right Here In Colorado

Spring break in Colorado is a dream come true for outdoor enthusiasts, adventure seekers, and anyone looking to immerse themselves in the natural beauty of the Rocky Mountains. Whether your family craves adrenaline-pumping activities or serene moments in nature, there's something for everyone to enjoy.

Experience Rocky Mountain National Park

Rocky Mountain National Park is a must. Spring in the Rockies is the best of both worlds: the mountains are still capped in snow, wildflowers have begun to peep through the snow, and the weather is getting warmer, but the crowds still have yet to arrive. When you take your family to Rocky, they'll gain a profound appreciation for nature. RMNP is home to some of the most epic scenery in the country, from meadows found in the montane zone to glistening alpine lakes and up to the towering mountain peaks. The park offers plenty of sightseeing, easy hikes for little ones, longer and more difficult hikes for experienced outdoorsmen, and of course, plenty of places to picnic.

If you're looking to spend multiple days exploring the park, check out accommodations in Estes Park, the quirky town that neighbors the park, for easy access.

All Things Pike's Peak

Just an hour South of Denver is the famous Pike's Peak, the highest summit in Colorado's Front Range, featuring the highest road in North America. The Pike's Peak region is full of natural wonders that can easily keep any spring breaker occupied. Pike's Peak itself is of course unmissable. While the road to the top doesn't open until Memorial Day weekend, the Pike's Peak Cog

Railway runs year-round – just make sure to pack extra layers. This old timey train is tons of fun for all ages and offers spectacular 360-degree views.

On the way to Pike's Peak, you'll pass through the adorable vacation town of Manitou Springs, which could easily keep anyone occupied for a few days. The town is home to an extensive, fully operational penny arcade, dozens of art galleries and exhibits, and eight natural springs you can drink straight from, hence the town's name. For visitors looking for a challenge, the Manitou Incline is a hike up 2,744 steps at an incline of up to 68 percent. It's not for everyone, but if you're up for it, the views won't disappoint.

The area is also home to Garden of the Gods, an absolutely stunning natural landmark made up of unique red rock formations with a rich geologic history. It's worth at least driving through and walking around the accessible and scenic trails.

Mining Towns Road Trip

Colorado's gold rush started back in 1859, and it's legacy lives on today in the form of preserved mines and historic mountain towns up and down the Colorado Rockies. Spend your week or a couple of days back in the 1800s on this unique and scenic road trip.



continued on page 2

Spring Break, *continued from front page*

Start your journey just half an hour from Denver in Central City, a charming town that came to be known during the Colorado Gold Rush as the “richest square mile on earth.” Central City still has many of the original buildings, architecture, gold mines, and Old-West cemeteries intact. History buffs and mining enthusiasts can take a tour of the Coeur D’Alene or Hidee mines, and your kids will love panning for gold there.

Just twelve scenic miles from Central City is Idaho Springs, home to the Argo Mill and Tunnel, an old mill that was instrumental in ore processing and transportation to the Denver Mint which you can still tour today. The town offers endless charm and a great environment to spend an afternoon.

Next, head to Georgetown and ride the Georgetown Railroad, the historical railroad that miners used to transport them to mines back in the day. Today, it’s a scenic route that’s tons of fun for all ages. Make sure you book in advance and add on the mining tour to step into a real mine.

Southern Colorado & Great Sand Dunes National Park

Southern Colorado is its own world, and perhaps the most alien place in the region is the Great Sand Dunes National Park. This unique oasis is home to the tallest sand dunes in North America, towering over 750 feet high. Spend your days hiking, sandboarding, or simply marveling at gorgeous dunes and mountain backdrops.

The area is also home to a large selection of natural hot springs. Spend a day soaking at the stunning Mt. Princeton hot springs or the more relaxed Desert Reef Hot Springs. Of course, Southern Colorado, just like the rest of the state, is also home to many charming and quaint mountain towns. Cañon City hosts the Royal Gorge Park and Railroad, both worthy sights to add to your itinerary.

–<https://www.aspire-tours.com/blogs/spring-break>

*Springtime is the land awakening.
The March winds are the morning yawn.*

–Lewis Grizzard

Panorama Ridge Homeowners Association <http://panoramaridge.net/> Board Members

David Nelson (President), dave.nelson@ymail.com
Thomas McNamara
Mark Krohnfeldt

Property Manager with MSI
[Shenia Ivey, sivey@msiho.com](mailto:Shenia.Ivey@sivey@msiho.com)

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

This Space Intentionally Left Blank for Teen Services

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
info@newsletterconnections.com

To find ad rates and discounts, go to
NewsletterConnections.com or scan QR code.



*I love March as it gives me hope that
new beginnings are always beautiful.*

–Anamika Mishra

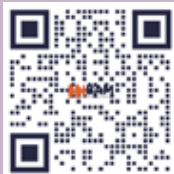


Still Paying for Unreliable Internet?

**IT'S TIME TO SWITCH TO
BAM FIBER INTERNET!**

Parental Control Included on All Plans.

CALL BAM TODAY!
(303) 551-6152
bambroadband.com



Exterior Home Maintenance Tips For Spring

- Inspect gutters and downspouts for damage and debris. Working gutters ensure that water is diverted from your home's foundation.
- Trim trees and shrubs that are near the house. This can prevent damage to siding, windows or the roof.
- Inspect caulking around doors and windows for damage or wear. Replace if necessary to increase energy efficiency.
- Inspect wooden decks, railings, windowsills and steps for rot. Repair or replace damaged wood, and touch up paint, stain or wood finish.
- Pressure wash patios, decks, driveway / walkways, and outdoor furniture. Pressure wash your soffits and siding too, if necessary.
- Inspect outdoor sprinkler heads for damage from snow plows or cold weather. Look for leaking valves and verify the watering schedule on the control panel.
- Inspect and tune up any lawn maintenance equipment. Sharpen tools, charge batteries, lubricate moving parts and replace old gas.
- Clean debris from foundation vents and window wells.

Routine home maintenance can save you the headaches of costly repairs that could be avoided. It can also help you prepare and budget for any future repairs or upgrades. Care for your home and the surrounding property, and it will continue to keep you and your family safe and comfortable. Check this list off every spring to prolong the life of your home's building materials, landscaping, and more.

Local Educational Field Trips For All Ages

Denver Museum of Nature & Science

At this institute, you'll have a chance to learn more about minerals, mummies, robots and space travel. The fascinating museum has hands-on 2.5-3 hour classes, which range from a med lab to super animal adaptations. It prides itself for its remarkable planetarium and themed tours set up per grade level.

Molly Brown House

Majoring in women's studies? Swing by the Molly Brown House in Denver. She was a famous figure, Titanic survivor, philanthropist and political activist. Housed in a Victorian mansion in the Capitol Hill neighborhood, the home is charming on its own and packed with relics. Learn about women's rights, architecture and the history of mining.

Working Factory Tours

Made in Colorado means high quality stuff! Some companies provide free guided tours of their working factories. Want to learn more about money? Tour the **U.S. Mint** in Downtown Denver. It presses millions of coins every day! Tea lovers should definitely stop by **Celestial Seasonings** factory in Boulder for an informative and nose-opening tour. It smells very minty in the peppermint room! Go during the weekday for the best look at the live working factory. Young kids shouldn't miss **Hammond's Candies**, also in Denver. Watch them making their historic candy and get a free cane at the end.

JKRoofing.com

J&K ROOFING
Calm After the StormSM

LET'S FIX THIS!

40+ YEARS PROTECTING COLORADO HOMES

40+ YEARS OF SERVICE
EST. 1984

TEAM **DAVE LOGAN**
10+ YEAR MEMBER

FREE INSPECTION
303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR

FRONT RANGE CHRISTIAN SCHOOL

Raising Up Christian Scholars

Faith-Based Education | Raising up Christian Scholars | Community for you and your Child

Christian education is priceless. On top of excellent academics, the faculty and staff at Front Range Christian School poured their lives into teaching students how to bear their hearts, strengthen their souls, and exude Christ-like character.

Robyn Wise
Class of 2007 (Alumni, Parent & Staff)

Scan For Admissions Information | Scan For Tuition & fees Information

Get In Touch
6657 W Ottawa Ave, Littleton, CO 80128, USA
Phone: 303-531-4541 | Email: admissions@frcs.org

www.frcs.org

Winter Watering

Dry, sunny, warm and windy winter conditions have left many Colorado landscape plants short of moisture, and Colorado State University Extension specialists recommend supplemental watering to prevent root damage and promote healthier spring growth.

Evergreens, newly planted trees and shrubs, grasses, and plants in exposed or south-facing sites face the highest risk from winter drought, according to a CSU news release, which can lead to needle or branch dieback and greater vulnerability to pests and diseases.

Plants continue root growth, nutrient transport and photosynthesis – especially in evergreens – even during dormancy, according to CSU Extension guidelines. Prolonged dry periods without sufficient soil moisture cause accumulating stress that impacts long-term plant health.

Extension specialists advise watering only when air temperatures exceed 40 degrees and the soil is unfrozen. Frozen ground blocks absorption, leading to runoff with no benefit to plants, and watering should be avoided over snow cover.

Occasional deep watering – typically one to two times per month during extended dry spells – is more effective than frequent light applications, CSU Extension notes. Newly planted trees and shrubs, along with evergreens, benefit most.

Young trees require about 10 gallons per inch of trunk diameter at the base – for example, 20 gallons for a 2-inch trunk – applied near the base or out toward the dripline. Mature trees need water at and beyond the canopy edge to cover the full root zone, with enough volume to wet the soil to roughly 12 inches deep. Shrubs generally need 5 to 18 gallons per application, depending on size.

Many native plants and low moisture-adapted landscapes require little or no supplemental winter water. Established perennials and drought-tolerant species also need less frequent irrigation, according to CSU.

Use a hose equipped with a sprinkler or soaker hose for winter applications rather than turning on automatic irrigation systems, which risk damage from freezing pipes until spring thaw. Detach and fully drain hoses after each use to prevent pipe bursts.

Winter watering is the most practical step homeowners can take to protect plants in Colorado's arid winter climate.

—By Scott Weiser

The Wiz

March 20 - April 19, 2026, Town Hall Arts Center, Littleton

Dorothy's is considered by many to be the most iconic hero's journey of the last century. And in this vibrant, soulful reimagining of The Wizard of Oz, we experience her journey through joyful music, high-energy choreography, and plenty of onstage magic. Follow Dorothy as she's blown away to the fantastical land of Oz, where our heroine makes new friends, faces down wicked witches, and learns to believe in herself. Featuring funky and fearless songs like Ease on Down the Road as well as well as uplifting, gospel-infused anthems like Home, this Tony Award-winning musical offers a fusion of Rock, Broadway and R&B that celebrates our common human experience through contemporary Black culture. The Wiz is a story of courage, friendship, and the power of home that is sure to delight audiences of all ages!

— <https://townhallartscenter.org/event/the-wiz/>

Bloom Your Business This Spring: Connect Directly with Your Neighbors!



303-979-7499

NEWSLETTER
CONNECTIONS

Our April deadline
is March 16th.

Locally owned and operated.

info@newsletterconnections.com
NewsletterConnections.com

- **Highly Targeted & Zero Waste:** Your ad reaches the specific households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.
- **The Trust Factor:** Local print publications are valued sources of community news and events. Aligning your business with this trusted medium instantly boosts your own credibility and reputation.
- **Higher Engagement & Memorability:** Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.
- **You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find tutors, activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

Interior Painting. Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

Tree by Mr. B. Your pruning&tree need specialists. Doug 303-932-2514, free est, 30+yrs. fully ins.

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

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.

A St. Patrick's Day Celebration With Solas

Saturday, March 21, 2026, 7:30pm, Lone Tree Center

Solas is hailed by The Boston Globe as “the finest Celtic ensemble this country has ever produced” and The Wall Street Journal as “an Irish traditional band bearing all the marks of greatness.” Since forming in New York City in 1995 they have been a galvanizing element in the Irish music scene – a lightning rod of talent and inspiration that set new standards for musicianship, repertoire, and intensity. Over the course of twelve critically acclaimed albums and endless international touring, Solas brought their love and respect for the traditions of Irish music, and their sense of melodic and instrumental adventure to the world.

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

🔥 Colorado's New Furnace Laws Are Now in Effect 🔥

Act Now – 2025 Furnaces Are Disappearing Fast

Starting in 2026, all furnaces must meet new compliance standards.

Once current inventory is gone, replacement costs could rise **50% to 100%**.

Avoid the Price Surge – Lock in Your 2025 Furnace Today

📞 **303-909-2018**

🌐 emporiahomeservices.com

LIMITED-TIME SAVINGS – Expires March 31, 2026

- \$500 OFF Furnace Replacement
- \$1,000 OFF Complete System Installation
- 10% OFF Furnace & A/C Repairs



5.0 average rating



emporia
home services

Free In Home Estimates

Reliable. Local. Ready to Serve.



PANORAMA RIDGE

January 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	8,228	7,688	4,871	4,120	1,184	7.02%	68.92%	99.71%	594.93%
New Listings	4,455	4,350	3,290	2,860	3,485	2.41%	35.41%	55.77%	27.83%
Closed	1,919	2,391	2,208	2,187	3,072	-19.74%	-13.09%	-12.25%	-37.53%
Close Price - Average	\$ 676,548	\$ 686,055	\$ 654,774	\$ 626,212	\$ 609,056	-1.39%	3.33%	8.04%	11.08%
Close Price - Median	\$ 569,500	\$ 575,000	\$ 565,000	\$ 539,500	\$ 542,500	-0.96%	0.80%	6.56%	4.98%
Sales Volume	\$ 1,298,295,157	\$ 1,640,357,197	\$ 1,445,740,011	\$ 1,369,525,748	\$ 1,871,019,414	-20.85%	-10.20%	-5.20%	-30.61%
Days in MLS - Average	74	60	49	46	20	23.33%	51.02%	60.87%	270.00%
Days in MLS - Median	53	45	35	34	5	17.78%	51.43%	55.88%	960.00%
Close-Price-to-List-Price Ratio	97.94%	98.50%	98.46%	98.16%	102.13%	-0.57%	-0.53%	-0.22%	-4.10%
Detached									
Active Listings at Month's End	5,201	5,036	3,336	2,893	788	3.28%	55.91%	79.78%	560.03%
New Listings	3,095	2,979	2,303	2,068	2,458	3.89%	34.39%	40.66%	25.92%
Closed	1,486	1,771	1,649	1,586	2,117	-16.09%	-9.88%	-6.31%	-29.81%
Close Price - Average	\$ 744,236	\$ 772,012	\$ 729,439	\$ 699,587	\$ 686,720	-3.60%	2.03%	6.38%	8.38%
Close Price - Median	\$ 615,000	\$ 638,000	\$ 620,000	\$ 595,000	\$ 596,500	-3.61%	-0.81%	3.36%	3.10%
Sales Volume	\$ 1,105,935,132	\$ 1,367,233,840	\$ 1,202,845,350	\$ 1,109,545,460	\$ 1,453,785,366	-19.11%	-8.06%	-0.33%	-23.93%
Days in MLS - Average	71	60	50	49	19	18.33%	42.00%	44.90%	273.68%
Days in MLS - Median	50	43	37	37	5	16.28%	35.14%	35.14%	900.00%
Close-Price-to-List-Price Ratio	98.04%	98.53%	98.39%	98.01%	102.30%	-0.50%	-0.36%	0.03%	-4.16%
Attached									
Active Listings at Month's End	3,027	2,652	1,535	1,227	396	14.14%	97.20%	146.70%	664.39%
New Listings	1,360	1,371	987	792	1,027	-0.80%	37.79%	71.72%	32.42%
Closed	433	620	559	601	955	-30.16%	-22.54%	-27.95%	-54.66%
Close Price - Average	\$ 444,249	\$ 440,522	\$ 434,516	\$ 432,580	\$ 436,894	0.85%	2.24%	2.70%	1.68%
Close Price - Median	\$ 390,000	\$ 398,000	\$ 380,000	\$ 385,000	\$ 392,000	-2.01%	2.63%	1.30%	-0.51%
Sales Volume	\$ 192,360,025	\$ 273,123,357	\$ 242,894,661	\$ 259,980,288	\$ 417,234,048	-29.57%	-20.81%	-26.01%	-53.90%
Days in MLS - Average	85	62	44	38	21	37.10%	93.18%	123.68%	304.76%
Days in MLS - Median	63	48	30	27	5	31.25%	110.00%	133.33%	1160.00%
Close-Price-to-List-Price Ratio	97.57%	98.41%	98.67%	98.57%	101.73%	-0.85%	-1.11%	-1.01%	-4.09%

The spring market is picking up with more listings and motivated buyers entering the market. If you've been thinking about buying or selling, Call Mo Today!



Mo Elliott
 720.260.4175
 GoWithMoElliott
 @Gmail.com



RE/MAX PROFESSIONALS

Happy St. Patrick's Day

