

Stony Creek News

February 2024

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Winter Fun: Tubing!

ECHO MOUNTAIN

We'll kick off the list with the closest tubing hill to Denver at Echo Mountain Resort. Located less than an hour from the Mile High City, the Echo Mountain Tubing Hill is a convenient place to get your thrills seven days a week. The tubing hill is open to those 36" and taller, no one can ride in someone's lap here. Online reservations are required.

Race your pals or link up amongst your group and create a tube chain. The covered conveyor lift will bring you back to the top of the 6-lane tubing hill.

KEYSTONE ADVENTURE POINT TUBING HILL

Endless snow tubing fun awaits you at Keystone Ski Resort. Home to two of Colorado's tubing hills: Mountaintop and a family-friendly option at the Nordic Center.

Mountaintop Snow Tubing at Keystone: Keystone's tubing hill is perched on the summit of Dercum Mountain. Check-in for your reservation at the Adventure Point Tubing Hut at the bottom of the gondola. From there, take the River Run Gondola up to the village. It will drop you off next to Adventure Point, where the tubing hill is.

Nordic Center Snow Tubing: If you don't want to make the trek to the top of Dercum on the gondola, check out the Nordic Center tubing hill. Located between Dillon Lake and the ski resort, the Nordic Center is a calmer alternative to the busy mountain.

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Stony Creek Website:
www.stonycreekhoa.org
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Fun Things To Do On Valentines Day To Celebrate

Watch Your Wedding Video Together: Watch your wedding video together and reminisce about the big day. Nothing gets you in the romantic Valentine's Day mood more than looking back on the momentous day that you said, "I do!"

Dinner with Friends: You can always plan a romantic dinner for two, or you can get your friends in on the fun and host a group dinner. Make it a potluck to cut prep work in half and have everyone bring a dish they absolutely love.

Visit a Bookstore: The perfect date for bookworms. Spend the day exploring new reads together, grabbing a cup of coffee in a local café and then enjoying all the new books you bought. In tune with the day dedicated to love, check out our favorite romance picks we think should be at the top of your list!

Make Fondue: Calling all foodies. Have some fun with food by making cheese or chocolate fondue and see what combos pair perfectly with whatever you serve up.

Workout Together: If you and your partner (or friends!) enjoy getting your sweat on, go to the gym or on a run together. You can even sign up for a class together and then go get coffee after.

Take a Scenic Drive: Put together a road trip-worthy playlist and hit the pavement, even just for a spin around town. There's something about driving that gets conversation flowing, especially

if you're just tooling around looking out the window.

Hold a Game Night: For those with a competitive streak (or who just like some good, old-fashioned fun), an exciting night of board games will make Valentine's Day memorable. Up the ante with a friendly wager or two.

Make Some Crafts: Get creative and enjoy a special Valentine's Day craft night complete with your favorite beverages, snacks and plenty of fun. You can make each other a DIY Valentine's Day gift, or even compete to see who can make the most creative craft!

Plan a Movie Marathon: For some quality relaxation time with your S.O., get cozy on the couch and marathon watch all your favorite rom-coms. It's the perfect way to set the mood for some Valentine's night romance.

Have an Indoor Picnic: The winter weather doesn't have to stop you from planning the most romantic date of all — a picnic meal. Break out a checkered tablecloth and your best Valentine's Day recipes for a sweet indoor picnic date your sweetheart won't forget.

Paint Together: If you'd rather be making your own masterpiece, channel your inner Bob Ross and take up a paint brush. Follow along with YouTube videos at home if you're a beginner, or take a Paint and Sip class for some IRL guided instruction.

—<https://www.goodhousekeeping.com>



This Space Intentionally Left Blank for Teen Services

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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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Why Does Leap Year Exist?

Leap Year exists because of the time it takes the Earth to orbit the Sun. There are 365 days in most calendar years, but in the time it takes for the Earth to go around the sun once, our planet actually spins 365 and nearly a quarter times. The reason we care about that extra quarter is because the Earth has seasons.

If we didn't account for this extra time, the seasons would begin to drift. This would be annoying if not devastating, because over a period of about 700 years our summers, which we've come to expect in June in the northern hemisphere, would begin to occur in December!

Tubing, *continued from front page*

COPPER MOUNTAIN TUBING HILL

The Copper Tubing Hill consists of four lanes of varying speeds and slopes. There is a magic carpet lift system to get you up the hill, so there's no worry about having to hike.



To ensure an adventurous time, the staff will give you a push or spin if you're up for it. One of the runs even has a jump. Double tubes are available for those looking to ride together. The tubing hill is located behind Copper Station in East Village. Look for the Super Bee chairlift.

Tubing sessions last for 1 hour and you should arrive 15-30 minutes prior to your start time. The Tubing Hill at Copper can sell out, so you may want to book in advance. Discounts are available if you pre-purchase on Copper's website at least 1 day prior. Riders must be 36" tall.

FRISCO ADVENTURE PARK TUBING HILL

Frisco Adventure Park features a 1200-foot tubing hill with lift service, operating day and night. It's located about a mile from downtown Frisco in Summit County, within the Peninsula Recreation Area.

The tubing hill usually opens for the season around Thanksgiving weekend in November, conditions permitting. It's then open seven days per week through the winter season. Reservations are required for snow tubing. There are several lanes of varying pitches, so some will be gentler and others steeper for more thrilling rides. A surface lift returns you and your tube to the top of the hill for another descent.

-<https://www.uncovercolorado.com/>

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Where Is The Real Estate Market Going In 2024?

As we embark on the new year, the big question arises: “What will the market look like this year?” While the exact results of the future remain unknown, we can rely on our analysis of the numbers and the information available.

We have witnessed exploding rates since 2022, with October 2023 marking the highest interest rates within the last two decades. The average rate for a 30-year fixed mortgage in October 2023 was 7.79%. This drastic change profoundly affected the market, sidelining potential buyers unable to afford high monthly payments and causing sellers to hesitate in listing their homes due to fears of low demand. The impact is evident in the numbers, with the transaction count in the Denver Metro market dropping by 19.3% from July 2023 (before rates climbed to 7%) to October 2023.

Despite these challenges, hope is on the horizon! Jeff Cox’s CNBC article mentions that committee members anticipate at least three rate cuts in 2024, assuming quarter percentage point increments. At the time of writing, the rate I received for a 30-year fixed mortgage was 6.354% with no points. This suggests that rates by the end of the year could be 5.6% or even lower. With rates officially in the 5% range, the market dynamics will undergo a significant shift. Sidelined buyers will re-enter the market as monthly payments become more affordable, and sellers will be more comfortable switching to a new house with a rate in the upper 5’s compared to their current house with a rate in the 3% range.

All in all, 2024 is expected to look markedly different from 2023 and move in the right direction. If you have any questions, comments, or concerns, feel free to reach out to me; I would be happy to talk!

Sources:

- <https://www.cnn.com/2023/12/13/fed-interest-rate-decision-december-2023.html>
- Data is taken from REcolorado covering single family residences including Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, and Jefferson Counties.

– Stark Real Estate Group, 303-503-5736
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Groundhog Day

February 2nd is Groundhog Day, on which the emergence of the groundhog (woodchuck) from its burrow is said to foretell the weather for the following six weeks.

Since 1887 an animal in Punxsutawney has been the center of a staged appearance each February 2. In what has become a media event, a groundhog designated Punxsutawney Phil is the center of attention of television weathermen and newspaper photographers. Although promoters of the local festival surrounding Punxsutawney Phil claim that the animals have never been wrong, an examination of the records indicates a correlation of less than 40 percent. (Whether a groundhog does or does not emerge is thought to be related to the amount of fat it was able to store before going into hibernation.)

–<https://www.britannica.com/topic/Groundhog-Day>

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February Festivals

High Plains Snow Goose Festival

- Date: Fri-Sun, February 2-4, 2024
- Address: Lamar

Held in February during the annual migration, this festival is the perfect place to brush up on your birding knowledge with fellow enthusiasts.

Lake City Ice Climbing Festival

- Date: Saturday, February 3, 2024
- Address: Lake City Ice Park

Men's and women's top-roped and lead speed competitions in secluded Lake City. Enjoy an escape to a secluded winter wonderland, with a few other activities lined up for the weekend.

Steamboat Winter Carnival

- Date: Wed-Sun, February 7-11, 2024
- Address: Downtown Steamboat Springs

In its 111th year, Steamboat's Winter Carnival is a widely popular event complete with ski races, ski jumping, ice sculptures, fireworks, a shovel race, and street events.

Colorado Pond Hockey Tournament

- Date: Fri-Sun, February 16-18, 2024
- Address: Lake Dillon, Silverthorne

All are welcome to enter this ice hockey tournament sponsored by Pabst Blue Ribbon, with over \$10,000 in cash prizes. It's followed by the Apres Ice Party.

Boulder International Film Festival

- Date: Thurs-Sun, February 29-March 4, 2024
- Address: Boulder

Film fanatics won't want to miss the 20th annual Boulder International Film Festival. Quickly becoming an internationally acknowledged talent hub for theater, this soiree features film screenings, panels, workshops, and theme afterparties.

—<https://www.uncovercolorado.com/events/february>

Snow Removal From Your Private Property

Many local laws require residents to clear sidewalks within 24 hours after a snowstorm to allow safe use by pedestrians. This is particularly important along school pedestrian routes to prevent children from having to walk in the street.

Owners must place snow from their sidewalks onto their front yard or other areas of their own property, and not into the street. This practice reduces the number of icy areas on streets and ensures proper drainage flow into the storm sewer once snow melts.

—<https://www.codot.gov/travel/snow-removal>

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3 Facts About President's Day

1. Presidents Day is celebrated on the third Monday in February, thanks to the 1968 Uniform Monday Holiday Act.
2. It was established in 1885 in honor of President George Washington's birthday.
3. Washington's birthday was actually on February 22, 1732 (this would be his 282nd birthday!)

National Love Your Pet Day

February 20th: National Love Your Pet Day is a day to show extra love and appreciation for your pets. It's a reminder to take some time to play with them, show affection, and do something special for them.



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<h1>Rob Stark</h1>	<h1>(303) 503-5736</h1>
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Rob is a fourth-generation Colorado native who has been a part of the Columbine Knolls community since 1997. Starting as a Certified Residential Appraiser, he later became a broker at RE/MAX in 2006. Over his 31-year career, he has achieved the RE/MAX Diamond Award, Lifetime Achievement, and Hall of Fame. He has also been recognized as 5280 Magazine’s Top Real Estate Agents.



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