

# The Ridge Reporter

The monthly homeowners association newsletter for the residents of Summit Ridge

## 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.

## 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.

July 2026

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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 3*

## 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>

## YOU ARE INVITED TO "MONEY 101"!

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This workshop will help you grow & protect your money for:

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**July 14th, 6:30 pm in Southwest Littleton**  
(C-470 and Kipling)

Call/text host Kristy Monroe at 720-248-7080 or  
[kristy@monroefinancialteam.com](mailto:kristy@monroefinancialteam.com) to reserve your spot!

Bring a friend...You are our guest!



## Summit Ridge Board of Directors

**President:** Mark Edson, [Edsonteam@comcast.net](mailto:Edsonteam@comcast.net), 720-255-8901  
**Vice President:** OPEN  
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**New Community Manager:** [Clientservices@kchoa.com](mailto:Clientservices@kchoa.com)

### ARCHITECTURAL COMMITTEE:

Laura McKean, Erica Bumgardner, Tori Miller

## News Articles

The deadline for news articles is the 10th of the month before the next month's issue. All articles must be approved by the editor for publication, or as space permits.

The Summit Ridge newsletter is published monthly by the Summit Ridge homeowners association, a non-profit homeowners association. The newsletter delivery is provided by **Jim Riss of Re/Max Professionals**. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. 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.

## 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](mailto:info@newsletterconnections.com)**



To find ad rates and discounts, go to  
**[NewsletterConnections.com](http://NewsletterConnections.com)** or scan QR code.

## Tiny Town: Morrison, CO

A truly unique attraction, Tiny Town is a collection of over one hundred homemade miniature buildings forming a small mountain town. The buildings are built at a 1/6 scale, so children and adults feel like giants while wandering through the town. Besides the buildings, there is also a 15 in. gauge miniature railroad that visitors can ride throughout the park. The track is just over half a mile in length, and a trip on one of the steam-powered trains grants visitors exclusive access to parts of Tiny Town that can't be seen from the sidewalk.

**This Space  
Intentionally Left Blank  
for Teen Services**

## Kiwanis Club of Columbine

*"Improving the world one child and one community at a time."*

Ongoing projects that you can join. You can consider them one and done, help once and see if they fit your needs.

- Sheridan Food Bank – Every Thursday preparing and distributing food. Serving about 150 families each week.
- Project Cure – once a month (kid friendly) Sorting Medical Supplies
- Meals on Wheels – Every Weekday (Each member drives about once a month)
- Working with Schools – every week (Library & tutoring)
- The Action Center – Sorting Clothing – date pending
- Meetings with breakfast, project updates, and a timely speaker.
- And more...

The Kiwanis Club of Columbine is a volunteer-led organization of 63 members dedicated to improving the lives of children and families through more than fifty active projects and support for over twenty community organizations each year. All are welcome—no membership required to participate. Join us for service, friendship, and fun as we make a positive impact together. Regular meetings every Wed 6:45AM at 4Gs restaurant, Platte Canyon and Bowles. Other meetings for late risers.

For information check our web site [columbinekiwanis.org](http://columbinekiwanis.org) or email ken at [KenSweet@Gmail.com](mailto:KenSweet@Gmail.com) Or send me an email and just say hi.

## Father Daughter Take A Walk Day: July 7th

National Father Daughter Take a Walk Day is observed annually on July 7th. This day promotes the benefits of family bonding time between fathers and daughters as well as the benefits of physical activity. The memories made during your time together will stay with you forever. During the summer season, there are many incredible places to walk and enjoy nature as you spend time talking, laughing, and bonding. While taking a stroll, cherish the time spent together. Your child will value the gift of the time you give no matter how old they are.



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**NEWSLETTER  
CONNECTIONS**

**Our August Deadline is July 15th.**

[info@newsletterconnections.com](mailto:info@newsletterconnections.com)  
[NewsletterConnections.com](http://NewsletterConnections.com)

# Littleton Museum Summer Concert Series

Wednesdays in July, 6:30 - 8:00 p.m., Littleton Museum Front Lawn, Open lawn seating (first come, first served)

The Littleton Museum and the Friends of the Library and Museum are delighted to welcome you to the museum front lawn for our free Summer Concert Series!

## CONCERT LINEUP

- Wednesday, July 1, 2026 – No Concert (We skip the week of Independence Day)
- Wednesday, July 8, 2026: Slopeside: Alternative Rock, Pop, with a mix of Blues and Country flavor.
- Wednesday, July 15, 2026: The ThreadBarons: Combination of Americana, folk, classic rock, folk rock, and garage rock.
- Wednesday, July 22, 2026: Dakota Blonde: Acoustic folk, bluegrass, acoustic rock music, part singer/songwriter, and sometimes even Celtic.

## FOOD & DRINK

- Bring your own picnic and enjoy the lawn!
- Delivery allowed – use 6028 S Gallup St as the address.
- Note: Alcohol is not permitted on city property.

## SHADE & SEATING

- No large pop-up tents, please.
- If using an umbrella, sit toward the back to avoid blocking views.

## PETS

- Well-controlled pets on short leashes are welcome.

## KIDS' DANCE ZONE

- Located to the left of the stage (as you face it).
- A fun, safe space for little ones to dance & move freely.

## WEATHER POLICY

- Concerts continue in light rain.
- Severe weather warnings, hail forecasts, lightning, or heavy storms may delay or cancel the show.

## PARKING

- Parking is available in the Littleton Museum lot, at the Bemis Library across the street, and along nearby residential streets.
- Please avoid parking in areas marked “No Parking.”

## ACCESSIBILITY

- Please note that the music is loud near the stage, to be clearly audible for audience members sitting further back.
- Ask the staff member at the bathroom door entrance if you would like to check out a Sensory Needs Backpack. These are free and on a first-come, first-served basis. An ID is required as a deposit. Backpacks are available for both children and adults, and include sunglasses, fidget toys, communication cards, weighted lap pads, and noise-reducing headphones.

–<https://www.museum.littletonco.gov/Events-Programs/Summer-Concert-Series>

*May we think of freedom not as the right to do as we please,  
but as the opportunity to do what is right.*

–Peter Marshall



# Autumn Tree

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

Classified ads are \$3.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [Info@NewsletterConnections.com](mailto:Info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

## Illuminate Littleton: Friday, July 24, 2026, Downtown Littleton

Littleton has been selected by the Colorado Tourism Office as a host city for a statewide drone show celebrating America's 250th and Colorado's 150th anniversaries. This is a significant honor and a rare opportunity to showcase Littleton on a regional and statewide stage.

To celebrate this milestone event, Main Street will transform into an open-air experience with illuminated and interactive art

installations, roaming musical performances, and extended outdoor dining from local restaurants and bars. Inviting residents and visitors to explore, linger, and connect before the evening culminates in a spectacular drone show lighting up the Littleton sky. Family-friendly and no cost to attend. Bring your friends and family, and bring the joy as we celebrate together!

—<https://visitlittleton.org>



# Time To Get Growing



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**Now Enrolling for Colorado UPK for the 26-27 school year!**



# REAL ESTATE MARKET UPDATE

## JUNE 2026

Outside forces seem to be at work in the Denver Real Estate Market, as we feel the residual affects of wars and rumors of wars in our costs of living, potential higher inflation and maybe a stronger economy with more jobs being created which in turn increases the risk of higher interest rates! Stubbornly high and fluctuating mortgage rates are impacting BOTH seller activity and buyer demand. May saw some nice late Spring activity as the Pending Sales were just over 4,100 which is up 2% from May of 2025 and Closed homes were right at 4,000 however that is down almost 7% from May of last year! The inner market story for seller's is new listings in May were down 9.5 percent from last month and 17.5 percent from last year. Buyers continue to be active signaling that demand has not disappeared; it is simply taking its time within a tighter pool of available homes. Inventory is at 13 weeks - just over 3 months - and that is an indication of an emerging balanced market if new listings don't keep pace with demand this Summer! Median Residential home prices reached \$615,000, a 2.5% increase from last year at this time, and the Average price of a Residential home was \$744,000, a 3.3% increase from May of 2025! For Sellers: preserving market value without having to move on price, means preparing your property to anticipate inspection contingencies, and potentially offering concessions to buyers for rate buydowns. Well-priced homes that show value are still attracting strong interest and going under contract at a healthy rate. For Buyers: new purchase, move up, and downsizing buyers can expect interest rates to continue in the mid to high sixes which means you are better served looking for a rate solution than waiting for a substantial price correction. In an adjusting market everyone needs to be open to negotiation, which demands professional skills and focus on client outcomes.

### AVG DAYS ON MARKET MAY 2026



**34 DAYS**

2025: 30 DAYS  
UP 13.33%



**53 DAYS**

2025: 44 DAYS  
UP 20.45%

### ACTIVE INVENTORY MAY 2026



**7,829**

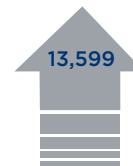
2025: 9,111  
DOWN 14.07%



**4,430**

2025: 4,488  
DOWN 1.29%

### ACTIVE LISTINGS



**13,599**

MAY  
2025



**12,259**

MAY  
2026  
DOWN 9.85%

### AVERAGE SOLD PRICE (MAY 2026)

**+1.57%**

SINGLE FAMILY 1 YEAR

**+3.78%**

CONDO 1 YEAR

### AVERAGE SALES PRICE (HOUSES & CONDOS - MAY 2026)

**\$744,388**

LAST YEAR:  
\$720,626  
+3.30%

### TOTAL # SOLD (HOUSES AND CONDOS)



**4,004**

2025: 4,304  
DOWN 6.97%

### SOLDS MAY 2026



**3,166**

2025: 3,284  
DOWN 3.59%



**838**

2025: 1,020  
DOWN 17.84%



**RE/MAX Professionals**

**Jim Riss – 303-589-4507**

[Jim@TheRissTeam.com](mailto:Jim@TheRissTeam.com)

**Dan Riss – 303-597-6387**

[Dan@TheRissTeam.com](mailto:Dan@TheRissTeam.com)

