

The Ridge Reporter

The monthly homeowners association newsletter for the residents of Summit Ridge

May 2026

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Wildflowers Of Deer Creek Canyon Park

Thurs., May 28, 10:00 am - 12:00 pm
Deer Creek Canyon,
13388 Grizzly Road, Littleton

Cost: Free - Registration Required on the Jefferson County Civic Rec Sign Up

In person at Deer Creek Canyon main trailhead. Join us as we explore a hiker-only trail where we'll be looking for as many flowering species as we can find.

It is our attitude at the beginning of a difficult task which, more than anything else, will affect its successful outcome.

—William James

Mother's Day, May 10

Mother's Day is a time-honored tradition of recognizing the women in our lives who raised us, dried our tears, and well, mothered us. Everyone has one or has someone who is like a mother to them. On the second Sunday of May, we honor those women who are our mothers. Whether we shower her with gifts, take her to a fancy dinner or make her a homemade card, what moms want most is to be surrounded by the love of her family. Knowing the people they love are safe, sound, and healthy is a mom's number one priority.

HOW TO OBSERVE MOTHER'S DAY

Pay tribute to your mother this holiday. Surround her with the love she deserves and shower her with the affection and attention you know she wants. For those of us whose moms are no longer with us, spend some time remembering the woman you miss. Visit with those who remember her and honor her memory. If you're a mom, revel in the attention. You deserve it!



10 Things Homeowners Should Do Before Summer

Few things are as American as home ownership! Although being a homeowner is the classic American dream, it is actually a big responsibility. Not only is it a large investment, there is the ongoing issue of upkeep and maintenance. This isn't easy to do because every season, every climate and home comes with unique challenges. You have to understand those challenges in order to protect your home and keep it in great shape for years to come. With summer right around the corner, there are some things you'll want to add to your weekend to-do list.

- 1. Check the gutters, even if you cleaned them before spring.** This is the easiest way to make sure that summer showers don't lead to foundation damage. Gutters should be clean of debris, well connected and the downspouts need to usher water away from your foundation.
- 2. Before it gets too warm outside, inspect your home's crawl spaces.** You are looking for moisture first, because even a little moisture can lead to mold and rot. You should also take a note of the temperature in these areas to make sure your insulation is doing its job.
- 3. Schedule a summer HVAC check up.** This will let you beat the summer rush and catch small issues before they lead to expensive repairs and downtime during the hotter months of the year.
- 4. Inspect your home's irrigation system.** This includes examining the lines and nozzles for leaks and clogs. Check your sprinkler heads to make sure they are also working properly.
- 5. Get your yard gear out of storage and check everything out.** This includes checking your mower, trimmer and hoses along with anything you rely on for maintenance. Doing things like checking the oil, starting up everything and making sure hoses haven't developed holes over the winter can save you a lot of frustration!
- 6. Schedule pest control!** Bugs might be few and far between in the winter but spring and summer is a different story. Schedule pest control now to prevent being overrun by creepy crawlers.
- 7. If winter and spring storms have damaged your trees and shrubs, now is the time to take care of it.** Remove dead or unhealthy branches, or call in a professional for help. Luckily, it's a great time to plant if you're wanting to replace dead shrubs or bushes.
- 8. Changing temperatures and moisture can cause big problems for your driveway, sidewalk and foundation.** Walk around and examine everything, paying close attention to cracks. If you notice anything new, call a professional to fix it before it grows into a larger, more expensive problem.

continued on page 2

Before Summer, *continued from front page*

9. **Check all your smoke and carbon monoxide detectors as well as your fire extinguishers.** If you don't have any, make this a priority!
10. **Last but not least, remember to switch out your HVAC filter.** Mark it on your calendar and do it more frequently throughout the cooling season. This will help your equipment work properly, and help keep your utility bill in check.

Fire Season Preparedness

Fire season is upon us. With severely dry and windy conditions, all of Colorado is in danger of fire. Here is a list of ways to prepare, ways to prevent, and what to do in case fire threatens our community.

EMERGENCY PREPAREDNESS CHECKLIST

If you have 10 minutes:

- Evacuate people, children, pets: Have a pet carrier and leash/halter for each furry friend
- Essential documents: passports, visas, wills/trusts/POAs, insurance cards, birth certificates, medical records, password list: in waterproof bags. Consider making copies of these now.

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This Space Intentionally Left Blank for Teen Services

Summit Ridge Board of Directors

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Vice President: OPEN
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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**



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

Flowers don't worry about how they're going to bloom. They just open up and turn toward the light and that makes them beautiful.

-Jim Carrey




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Call For Your FREE Estimate: 303-948-5276

Fire Season Preparedness, *continued from page 2*

- Cell phones, chargers, laptops, fresh batteries
- Prescription medications and list of medications
- Purses, wallets, credit cards, cash
- Eyeglasses, sunglasses, contacts & solution, hearing aids
- Pet food, people food/snacks*
- Water bottles/water*
- Keys to house, cars, garage
- Precious jewelry
- First aid kit*
- Whistle*
- Necessary assistive devices (wheelchair, walker)
- Toothbrush and toothpaste

If you have 30 minutes more:

- OTC medications and vitamin supplements
- Memories: photos, scrapbooks
- Electronics that will fit in the vehicle
- Clothing for 2-3 days: include hats/visors, jackets, gloves, sturdy shoes
- Non-precious jewelry, watches
- Art
- Calendar/daytimer
- Self-care items: lotion, soap, shampoo, sunscreen, toothbrush and toothpaste, feminine and incontinence products
- Flashlight/working batteries
- A cooler with ice
- Blankets or sleeping bags
- Cat litter/box, pee pads
- Tool kit
- Towels

- * Having a ready-to-go box or bag with non-perishable snacks, water, a whistle, and a first aid kit saves time and can be used for emergencies and travel.

When there is fire danger:

- Make sure your vehicles are gassed up and backed into the driveway whenever possible.
- Keep your cell phone charged.
- Have a contact list of family, friends, neighbors.
- Know if there are nearby neighbors who are disabled or may otherwise need your help to evacuate safely; have their phone number.
- Have a fire extinguisher and fire blankets in the vehicle if possible.

Before direct fire danger:

- Remove leaves, branches, clutter, other kindling from at least five feet around your home, garage, deck, and out-buildings. Firewood should be no closer than 30 feet from buildings.
- Trim tree branches that hang above buildings. Keep at least five feet from sides and roof; branches should be no closer than ten feet from chimneys.
- Remove flammable items along fences. Rake leaves, remove branches, clutter. Wood fences are conduits for fire.
- Make sure your house number can be seen from the street.
- Purchase a fire extinguisher and fire blankets.
- Speak to your neighbors if their yard is unsafe.
- Build a list of contacts and locations to meet up. This may include home, school, and work numbers.

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

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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

FAN EXPO Denver

Thursday–Sunday, May 28–31, 2026

Colorado Convention Center, 700 14th St, Denver, 80202

Cost: Tickets vary depending on the number of days you're attending

Website: fanexpohq.com/fanexpodenver

Each summer in the Mile High City, FAN EXPO Denver comes to town, bringing fans of all kinds to the Colorado Convention Center. Celebrating comics, sci-fi, horror, anime, cosplay, and gaming, it's a great place to spot celebrities; past attendees have included George Takei, Jason Momoa, Millie Bobby Brown, and William Shatner.

This year, FAN EXPO Denver will be held from Thursday to Sunday, May 28th to 31st, 2026, and will feature stars from *Stranger Things*, *The Addams Family*, *The Office*, and more. During this three-day, jam-packed expo, you can expect family-friendly attractions like a costume contest, face painting, and a cosplay catwalk.

Split into sections, Author Alley provides visitors with a chance to meet and get an autograph from their favorite authors; meanwhile, at Celebrity Summit, you can get a photograph or an autograph from your favorite actors. Moreover, Artist Alley is where you can check out comics, unique art, and graphic novels from up-and-comers within the industry. FAN EXPO Denver is the perfect place to dress up as a character from your favorite movie, shop for unique merch from your favorite media, attend special seminars and workshops, and watch dueling artists sketch competitively.

Brighten Your Home For Spring

Instantly brighten your space by swapping heavy, dark items for light-reflecting, natural alternatives. Key swaps include replacing dark curtains with sheer fabrics, switching to light-colored textiles, introducing mirrors, adding greenery, and changing to warm light bulbs, all of which enhance natural light and create a fresh atmosphere.

- 1. Swap Heavy Drapes for Sheer Curtains:** Replace thick, dark window treatments with sheer or light-filtering curtains to maximize natural sunlight and create an airy atmosphere.
- 2. Swap Dark Textures for Light Fabrics:** Trade velvet cushions or heavy throws for linen, cotton, or lighter tones to bring warmth without heaviness, instantly elevating the room's aesthetic.
- 3. Swap Dark Decor for Mirrors:** Replace small artwork or dark decor pieces with mirrors placed opposite windows to reflect light and create the illusion of a larger, brighter space.
- 4. Swap Dry Decor for Greenery/Flowers:** Bring in fresh-cut flowers or leafy green plants to add natural movement, color, and a spa-like freshness to tables and shelves.
- 5. Swap Harsh Lights for Warm Bulbs:** Switch out bright white bulbs for warm white bulbs to create a softer, more inviting, and cozy ambiance. These small changes, often recommended for spring or summer refreshes, can significantly boost your mood and the feel of any room.

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

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

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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.

You are never too old to set another goal or to dream a new dream.

-C.S. Lewis

May, the month of sunshine, blooming flowers, and endless possibilities.

-Unknown



It's Fall Preschool Enrollment Time!



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Present this ad for free registration. May not be combined with other offers.

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



REAL ESTATE MARKET UPDATE

APRIL 2026

It seems in the World today the only reliable forecast is to expect the unexpected. Geopolitical uncertainty rattled financial markets impacting consumer mindset, and March 2026 delivered a pleasant surprise with market trends that pointed towards the positive. With seesawing mortgage rates that threatened to stall the momentum we saw building in February - March surprised with nearly 6,000 new listings coming on the market - up nearly 20% from February. Pending sales jumped as well - up 31 percent month-over-month - with buyers absorbing the new inventory quickly. In fact, average days in the MLS dropped 15 percent month-over-month to 50 days from 59 - a signal that buyers are no longer just browsing, they are buying. Market activity wasn't isolated to a single segment or price point - it was broad-based across both single family and attached homes. The average price of a Single Family home rose to over \$785,000 up 4% from February and \$453,000 for Condos and Townhomes up 7.5% from February. Demand has softened over the past two years and 2026 continues to lag 2025 with closed sales down 5 percent and the median close price down 1.7 percent at \$580,000. The close-price-to-list price ratio ticked up to 99.13 percent, and well-priced homes in desirable locations saw multiple offers. Overall March's numbers show a positive trend for both buyers and sellers heading into spring. Despite fluctuating rates and some uncertainty in the World it clearly illustrates that the real estate market is still alive and well, and people still are moving. As Inventory normalizes, and pricing adjusts, demand is returning. Now more than ever you need to work with a professional who can assist you in understanding your specific needs and how they match the market. Accurate pricing, professional preparation and offering the right concessions will be an important part of success heading into the Spring Selling Season!

AVG DAYS ON MARKET MARCH 2026



45 DAYS

2025: 46 DAYS
DOWN 2.17%



65 DAYS

2025: 51 DAYS
UP 27.45%

ACTIVE INVENTORY MARCH 2026



6,107

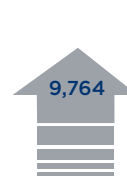
2025: 6,197
DOWN 1.45



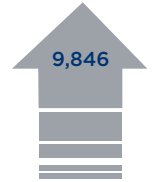
3,739

2025: 3,567
UP 4.82%

ACTIVE LISTINGS



MARCH 2025



MARCH 2026
UP .84%

AVERAGE SOLD PRICE (MARCH 2026)

+0.91%
SINGLE FAMILY 1 YEAR

+3.52%
CONDO 1 YEAR

AVERAGE SALES PRICE (HOUSES & CONDOS - MARCH 2026)

\$711,493

LAST YEAR:
\$697,713
+1.98%

WATERING RULES:

This summer, customers in single-family residential properties may water no more than two days per week and must follow a set schedule:

Addresses ending in even #s:
Sunday and Thursday

Addresses ending in odd #s:
Wednesday and Saturday

All other customers, including multifamily properties, commercial properties, homeowners associations, and government properties, may water only on Tuesdays and Fridays.

TOTAL # SOLD (HOUSES AND CONDOS)



3,631

2025: 3,730
DOWN 2.65%

SOLDS MARCH 2026



2,822

2025: 2,846
DOWN .84%



809

2025: 884
DOWN 8.48%



RE/MAX Professionals

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