

# AROUND THE RIVER



RIVERWALK MASTER ASSOCIATION

November 2023



## A Message from the Master Association

- **Riverwalk Community & Volunteers of America Colorado's Veteran Support Project**—You answered the call for a collection for veterans. Your donations have been above and beyond and we are overwhelmed by your generosity. Blue Veteran Support donation barrels will be placed in the Clubhouse lobby until November 10th, Veteran's Day Observed. Thank you for your support and generosity in making this a very beneficial collection for veterans!
- **Successful Community Safety Meeting**—Thank you to all residents who attended the Community Safety Meeting in October. The meeting was very informative and you asked great questions. Thank you to Officer Klay Johnson and Sergeant Wren from the Littleton Police! There will be a Spring 2024 Citizen Academy with registration opening in early 2024. If you have an issues on the river trail, by the restroom on the golf course or see any suspicious activity or camping on the trail, please contact South Suburban Parks Department at 303.953.7626.
- **Private Property**—Just a friendly reminder that the property for each of the nine homeowner associations is private property. If you are taking a walk or walking your dog, please respect the property, homes and residents who live in each of the HOAs. Also, please pick up pet waste from your pets. The pet waste stations are there for your use.
- **Golf Crossing**—During the year, we include reminders in the newsletter about walking, running and biking safely in the community. Please don't forget to slow down at the golf crossing and watch for golfers walking, riding in carts and residents using the crossing. Please don't ignore this area and slow down for golfers and walkers.

### **Hours of Operation**

Monday through Friday 8:00am—5:00pm

Saturday Closed

Sunday Closed

Fitness Room and Hot Tub hours are  
5:00am—10:00pm with fob access.

### **Contact Information**

Phone 303-798-9414 Fax 303-347-1413  
2751 West Riverwalk Circle, Littleton, CO 80123

E-mail: [riverwalk1@estreet.com](mailto:riverwalk1@estreet.com)

[www.riverwalklittleton.com](http://www.riverwalklittleton.com)

- **No Porch Pirates this Holiday Season!**—If you are expecting deliveries via Amazon, UPS or FedEx, it is recommended to have packages sent to your place of business, have a neighbor pick up any packages at your front door (or in your lobby) or arrange to be home on the scheduled delivery day. *Another option!* The Clubhouse is happy to accept packages in your name with the Clubhouse address (2751 West Riverwalk Circle) on the package. Please contact us prior to the package arrival and inform us that you are expecting a package and provide a reliable phone number or email to contact you. We will hold your package until you are able to pick it up. If you see anyone following a delivery vehicle or removing packages from a home, contact the Littleton Police non-emergency phone number at 303.794.1551. If you find any packages opened and dumped, please bring to the Clubhouse. We will contact the resident. Avoid package thieves and porch pirates!
- **Josh Blackburn**—Josh will be playing at the Clubhouse one last time this year on Thursday, November 9th at 7pm. ***Tickets are still available!*** Josh will not return until spring of 2024. Queen City Jazz will be returning in 2024 along with several new musicians and performers.
- **Pie by the Fire**—It's the third annual Pie by the Fire! Join us on Friday, November 17th at 5:30pm for a selection of pie with fresh whip cream and coffee with and without "a kick." Feel free to bring a cocktail, wine, beer or a non-alcoholic beverage and enjoy a chat with your friends and a slice of pie...by the fire, of course!

Happy Thanksgiving to you and your family!

— **Kristy Riviello, Association Manager & Michelle Milash, Clubhouse Coordinator**

# IT'S NOT TOO LATE TO SUPPORT VETERANS THIS WINTER!

## DONATIONS BARRELS ARE HERE THROUGH VETERANS DAY– NOV 11TH!

### The Riverwalk Community & Volunteers of America Colorado's Veteran Support Project

Starting October 1st through November 11th, **Veterans Day**, Volunteers of America Colorado will have blue Veteran Support donation barrels located in the Riverwalk Community Clubhouse.

#### VOAC BLUE BARREL

##### MEN'S NEW ITEMS NEEDED

New socks: men's size large and extra-large. Winter, athletic, crew and tube.

New gloves: Men's size large and extra-large. Winter gloves and work gloves.

New underwear: Men's size large and extra-large.

Hot Hands Hand Warmers.

Hygiene items: Soap, deodorant, tooth paste (VOAC has tooth brushes but we need tooth paste)

Individually wrapped granola bars, breakfast bars and trail mix packets.



#### VOAC BLUE BARREL

##### MEN'S GENTLY USED CLOTHING NEEDED

VOA needs men's clean gently used clothing, shoes and coats. Please no suits and dress shoes.

Also, gently used rolling suitcases or rolling carts.

*If you have dress clothes, women & kids clothes and other items for donation, please consider donating to **ARC Thrift Stores**. The ARC thrift shopping voucher program provides free assistance to individuals, families and veterans facing emergencies and economic struggles.*



Volunteers of America / RSVP helps those 55 years and better find meaningful volunteer opportunities in which they can share their experience, abilities, and skills for the betterment of our communities and themselves.

If you would like to volunteer or have any questions, please call, email or scan the QR code.

Gayle Larsen, RSVP Program Specialist 720-264-3339 [glarsen@voacolorado.org](mailto:glarsen@voacolorado.org)



# COMMUNITY INFORMATION

## Pinochle

**Tuesdays at 1:00pm**

This card game involves exchanging and putting together different combinations of cards or "melds," in order to score points. No sign-up necessary. Easy to learn and fast-paced excitement!

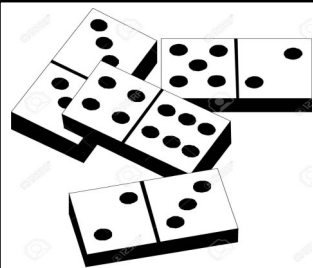


## Low Vision Workshop

**Thursday, November 9th at 9:30am**

**Please sign-up at the Clubhouse by Wednesday, November 8th**

Join Chris Parsons to learn about low vision specific technologies and resources that can assist those experiencing low vision and may improve their quality of life, independence and difficulties in day-to-day activities.



## Train Dominoes

**Wednesday, November 8th & November 22nd at 1:00pm**

Ready to put a new spin on Dominoes? The object of the game is for a player to play all the dominoes from

his or her hand onto one or more chains, or "trains", emanating from a central hub or "station." Join your friends at the Clubhouse for Train Dominoes. Bring a drink, make a friend and learn a new pastime.



## Community Luncheon

**Friday, November 10th from 11:30am-1pm**

This community luncheon will have a Thanksgiving theme. We will be providing turkey breast and gravy. You will be providing mashed potatoes, dressing or stuffing, vegetables, cranberry sauce, rolls, pie or a delicious specialty. Please RSVP to Michelle or Kristy at the Clubhouse (303.798.9414) to sign up for your very tasty contribution. We will provide water and coffee, plates, silverware, serving utensils and have the tables set up community style. Please join us for a fun and festive lunch and enjoy fellowship and community with your friends and neighbors.



## Exercise Class

**Monday—Friday, 9:00am (30-40 minutes)**

Start your day with a refreshing low impact exercise session to DVDs at the Clubhouse. Walking, stretching and light weights. It is possible to choose different

exercises in different order depending on the needs of the people attending.

**Monday:** Senior Stretch—a good way to start the week.

**Tuesday:** More stretching, much of it sitting in a chair and using 1-3 pound weights, if you wish.

**Wednesday:** Walking, bending stretching and balance. Some use of weights optional.

**Thursday:** More stretching, much of it sitting in a chair and using 1-3 pound weights, if you wish.

**Friday:** Choose from above list or a class with more variety of exercises in more rapid succession.

## Craft Afternoon

**Thursday, November 9th from 1:00—4:00pm**

The fall and holiday season inspires colorful and fun crafts.

**For November, you will be decorating fall inspired candy or cookie tins.** Join your

neighbors and friends to get inspired and make plans for a crafty holiday season. Bring your craft, quilting, sewing, crocheting, painting, scrapbooking or any project to the Clubhouse for a crafting afternoon. This is a fun and relaxing afternoon to work on craft projects, get creative ideas, meet your fellow craft enthusiasts, while enjoying conversation. Please bring your own beverage.

We will be meeting in the Multi-Purpose Room at the Riverwalk Clubhouse. Look forward to seeing you!



**Monday, November 20th 10:00am-4:00pm  
Riverwalk Clubhouse Ballroom**

Start your Christmas shopping early at the Holiday Craft Fair! This craft fair showcases the talents of the participants in the monthly Craft Afternoon and other community crafters. A wide variety of crafts will be available to purchase—cash only, please!

If you have any questions about participation, contact Missy at 720.350.8543 or email her at: [missyaqlm@hotmail.com](mailto:missyaqlm@hotmail.com).

Make your list and check it twice, then visit the craft fair for stocking stuffers, gift inspiration and beautiful handmade gifts!

# Pie by the Fire

Join us at the Clubhouse on Friday,  
November 17th from 5:30-7pm for  
Pie on the Fire.

We will be serving a variety of pies, coffee with  
and without a “kick” and delightful conversation.

You are welcome to bring a bottle of wine,  
beer or a refreshing cocktail. \$5/person

**RSVP to the Clubhouse at 303.798.9414 by  
Wednesday, November 15th at 5:00pm.**



# Thank You!

Thank you to the lady who stopped and called 911 when I fell into the street. I am sorry I do not know your name or how to contact you. I know you were returning someone to our sub-division. I greatly appreciate all your help and hope you will get this message.

—Jean Alseptor, Adult Condos



As a member of the Riverwalk community, we have so much to be thankful for. Not all are as lucky. Many will be facing the holidays fighting injuries, chronic disease and other conditions that require blood transfusions. To that end, let's make our December blood drive the best ever. Please place a reminder on your calendar for December 18th to donate to the next blood drive. Or if you cannot donate, perhaps you can spread the word amongst your family and friends.

—Tom Durkin—Kiwanis of Columbine Member and Greens Homeowner



## Round-Up of Old Electronics

If you have old electronics laying around your home, we will be gathering items from the community from November 20th—December 5th to deliver them to Blue Star Recycling on December 6th.

Blue Star employs autistic adults who pull the electronics apart to recycle these items responsibly. It is a win-win! Residents reclaim closet and garage space and adults who might otherwise be unemployed are learning new skills.

Just as a note, Blue Star does need to charge to take these items, and those big old TVs can weigh a lot and cost a lot. (Blue Star is now charging \$.69/pound.) After some investigation, it appears their price is under what most services charge to take your items.

If it plugs in, is or was part of a computer, or is a communication device, it probably recycles.

**Call the Medlands at 810-241-6548** to ask questions or arrange to have your item picked up.

## GET YOUR RID OF STUFF

### FREE—21 Inch Electric Snow Blower

**Details:** You must pick up.

**Contact:** Call Stan at 303.798.2231

### FREE—Winged Arm Chair

**Details:** Medium size, upholstered in brown fabric. You must pick up.

**Contact:** Call Stan at 303.798.2231

### FREE—Solid Oak Table

**Details:** Oval shaped and oak server.

**Contact:** Please call 303.773.3208 and leave a message. You will need to arrange for moving.

### FREE—Knee Scooter

**Details:** Adult size Rover brand knee scooter with basket, cup holder, cell phone holder, new cushion, brakes, left or right leg, adjustable handle bars and seat and folds for easy transport. Arrange for pick up.

**Contact:** Call Suzanne at 310.701.5921

### FREE—Onyx Chess Set

**Details:** Includes board and chess pieces

**Contact:** Text or call Nancy at 614.312.2450

### FOR SALE

#### Royal Albert Bone China

**Details:** Made for a queen, but perfect for your princess. Royal Albert Bone China seven piece place setting, service for twelve. Val D'Or pattern, white body with gold trim. Excellent condition! You must pick up.

**Price:** \$500.00

**Contact:** Call Stan at 303.798.2231

### Wall Mirror

**Details:** Wall mirror with a flat edge, no frame and no drilled holes. Excellent condition! Dimensions: 41x48 Previously bathroom wall mirror.

**Price:** \$150.00

**Contact:** Call Cris at 720.810.4857

### Table & Four Matching Chairs

**Details:** 42" square table, counter height (36" height), dark wood veneer table with four matching chairs with black leather cushions and high backs

**Price:** \$30 OBO

**Contact:** Call Carlie at 818.263.3383

### Frames to hold your jewelry

**Details:** Get your jewelry out of the box, so you can see it! Holds earrings, necklaces and pins. 9 frames total. Includes some hooks to hold necklaces.

**Price:** \$20.00 each

**Contact:** Call Maedene at 303.898.9571

# JOSH BLACKBURN



Join us at the Clubhouse on **Thursday, November 9th** from 7-9pm for a musical performance by Josh Blackburn. Josh is a local singer and guitarist who performs at The Pint Room and The Alley. He will be singing popular songs and his own original music.

**\$5/person**

The doors will open at 6:00pm. Please feel free to bring a bottle of wine, beer, cocktail or beverage of your choice to enjoy during the performance.

**Tickets are available to purchase at the Clubhouse.**

**We will not hold any tickets without payment.**

**We will be limiting this event to eighty people with no wait list.**

**Cash only, please.**



# TOWN HALL ARTS CENTER

Contact Information  
The Box Office:  
(303) 794-2787, Ext. 5  
[boxoffice@townhallartscenter.org](mailto:boxoffice@townhallartscenter.org)

General Information:  
(303) 794-2787  
[thac@townhallartscenter.org](mailto:thac@townhallartscenter.org)

## Join Us for a Team Trivia! November 17th from 2-4pm RiverPointe Community Room

Please sign up with your team (size must be 4-6 people). No team? No problem! We will have group for you to join. This will be a low stress collaborative event.

BYOB and a snack if you wish.

There is no charge to join in!

For RiverPointe Residents, sign up in the sign up area.

For Riverwalk Participants—call RiverPointe at 303.797.0600 and ask to speak with Ashley in Resident Services. If you have questions for your trivia host, Carolyn, please contact at 810.441.1252 or email at [pkcgmedl@gmail.com](mailto:pkcgmedl@gmail.com).



### Active Minds®

## Spices

**Wednesday, November 8th from 3:00—4:00pm**

From the bland diets of Europeans in the early 16th century to the myriad of culinary flavors available today, spices have had a huge impact in the world. Join Active Minds as we trace the rise of spices from colonialism and the spice trade to the hundreds of varieties that are commonly stocked in nearby supermarkets.

**Location:** RiverPointe **Cost:** Free

**RSVP:** Required call RiverPointe at 303-797-0600

## Tokyo: Biography of a City

**Monday, November 27th from 2:00-3:00 pm**

Join Active Minds as we tell the story of the world's (current) most populous metropolis at 37 million inhabitants. From its roots as a small fishing village in the 15th century, Tokyo has survived a myriad of disasters on its way to becoming one of the most important cities in the world. A truly international city, Tokyo is a hub for global business, Japanese culture, and regional transportation. In addition to Tokyo's history, we will also take a look at the current and future challenges and opportunities for the city.

**Location:** Bemis Public Library, 6014 S Datura St.

**Cost:** Free **RSVP:** Not required

A TOWN HALL ARTS CENTER  
LIMITED ENGAGEMENT

# THE LAST SESSION

NOV. 3 - NOV. 12, 2023

Music & Lyrics by STEVE SCHALCHLIN  
Book by JIM BROCHU  
Additional Lyrics by JOHN BETTIS and MARIE CAIN

Roald Dahl's

# Matilda

The Musical!

Book by DENNIS KELLY  
Music & Lyrics by TIM MINCHIN

Dec. 1 - Dec. 31, 2023

# RIVERWALK MASTER ASSOCIATION

## Summary of Regular Monthly Meeting

(Pending Approval) Tuesday, October 17, 2023

The Board of Directors of the Riverwalk Master Association met at the Riverwalk Clubhouse. President Simonich called the meeting to order at 6:00 p.m. Members Chapman, Cothran, Kapus, Milash and Solberg were present. Members Durkin, Harris and Vanderau were absent. Association Manager Kristy Riviello was absent.

**Open Forum:** Director Solberg read a report from a homeowner stating he has found three occasions where homeless men were sleeping and/or pushing shopping carts around the property. Treasurer Milash read a thank you letter from Stan Alspector. He resigned from his position representing Adult Condos on the RMA Board in August. Open Forum was closed and the regular monthly meeting opened at 6:07pm.

**Approval of Minutes Annual RMA Meeting:** It was moved by Solberg and seconded by Chapman to approve the minutes of the August 22, 2023 Annual RMA Meeting; approved unanimously.

**Approval of Minutes Regular RMA Meeting:** It was moved by Chapman and seconded by Solberg to approve the minutes of the August 22, 2023 Regular RMA Meeting; approved unanimously.

### **Standing Committee Reports:**

**Treasurer's Report:** Treasurer Milash reported that the Operating Income for September was \$38,296 with a variance of \$3,874 over the expected amount of \$34,423. YTD Actual: \$71,474 YTD: \$68,844 Budget: Variance: \$2,630. The Operating Expense for September was \$28,685 with a variance of \$5,843 under the expected amount of \$34,528. YTD Actual: \$68,703 YTD: \$68,596 Budget: Variance: \$108-. The Reserve Fund received the monthly transfer of \$8,644 in September with the total Reserve Fund being \$571,522. \$300,000 from the Reserve Fund was moved to 3 CDs - \$100,000 6 month CD, \$100,000 12 month CD and \$100,000 15 month CD. All CD's are at 4.75% interest rate. The remainder of the Reserve Fund was moved to a savings account earning 2.75% interest. In September, there were 6 delinquencies (up 5 in August) totaling \$6,976 (up from \$6,230); 2 of the delinquencies exceeded \$500 and account for \$5,922 (98%) of the total amount due.

**Clubhouse Operations Report:** Treasurer Milash reported that during the month of September ten private events were held. The total amount received for private events for the current fiscal year is \$11,433. The contracts booked for the current fiscal year total \$21,500. Maintenance items completed in and around the Clubhouse in September included: interior and exterior windows cleaned, fitness room deep cleaned, maintenance on recumbent bike and bicep curl machine, men's restroom faucet replaced, carpets

cleaned, pool drained, cleaned and covered, pool furniture removed and stored, locker rooms deep cleaned and light replaced in pump room. Social events that occurred in September included: Labor Day Hot Dogs, Kiwanis of Columbine Blood Drive, Josh Blackburn concert, One Book One Littleton author presentation and book signing.

**Unfinished Business:** There was no unfinished business.

### **New Business:**

**Pool Filtration Proposal:** Treasurer Milash presented a proposal for maintenance for the pool filtration system. The maintenance will include replacing 900 pounds of sand in the filtration system. This is a reserve expense. It was moved by Kapus and seconded by Cothran to accept the bid from All Star Pools for \$4,700; approved unanimously.

**November RMA Meeting:** The next RMA meeting will take place on Tuesday, November 21<sup>st</sup> at 6pm. There will be an executive session following the regular meeting. There will not be a meeting in December unless needed.

**Addition of Check Signer for RMA Operations Account:** Director Solberg agreed to being added as a check signer.

**Adjournment:** The meeting was adjourned at 6:24 p.m.

Respectfully submitted,  
Sheryl Solberg, RMA Secretary

*These minutes were summarized from the minutes written by Sheryl Solberg, RMA Secretary pending approval at the next Riverwalk Master Board Meeting. Unedited RMA Board Minutes, Financial Reports and the Reserve Study are available for review in the Manager's Office and on the Riverwalk website, [www.riverwalklittleton.com](http://www.riverwalklittleton.com). Agendas are posted one day prior to the next schedule Riverwalk Master Association meeting.*

### **RMA Board Officers**

President	Dennis Simonich
Vice President	Douglass Harris
Secretary	Sheryl Solberg
Treasurer	Michelle Milash

### **RMA Board Directors by HOA & Ending Terms**

Arlington	Michelle Milash	(2025)
Belmont	Lindsey Chapman	(2024)
Canterbury	Douglass Harris	(2024)
Centennial	Sheryl Solberg	(2026)
Condos	Pamela Kapus	(2024)
Fairway Six	Dennis Simonich	(2025)
Lakeshore	Pam Vanderau	(2026)
The Greens	Thomas Durkin	(2025)
Townehomes	Jack Cothran	(2026)



Adult Condos Board Members  
**Monday, November 13th at 4:00pm**  
Managed by KC & Associates, LLC.  
Jon White 303-605-6925  
jon.white@kchoa.com

President	Susan Grubb
Vice President	Pamela Kapus
Treasurer	Stan Alspector
Secretary	Pat Lohman
Director at Large	Bob Ruesch

Fairway Six Board Members  
**Tuesday, November 28th at 6:00pm—Annual Meeting**  
Managed by KC & Associates, LLC.  
Kathy Christensen 303-933-6279  
kathy.christensen@kchoa.com

President	Judy Armstrong
Vice President	
Treasurer	Jim Hayes
Secretary	Linda Chenault

Arlington Board Members  
**Next meeting date TBD**  
Managed by CMC  
Diane Miller 720-283-3300  
communityquestions@att.net

President	Ann Bush
Vice President	
Secretary	Kathy Hass
Treasurer	Colleen Lloyd

The Greens Board Members  
**Thursday, November 16th at 6:30pm**  
Managed by Advance HOA Management  
Matt Berlekamp (303) 482-2213 x273  
matt.berlekamp@advancehoa.com

President	Jim Collins
Vice President	Masha Polinski
Treasurer	Thomas Durkin
Secretary	Carolyn Medland
Director at Large	Janice Maring

Belmont Board Members  
**Wednesday, November 15th at 6:00pm via Zoom**  
Managed by KC & Associates, LLC  
Kathy Christensen 303-933-6279  
kathy.christensen@kchoa.com

President	Lindsey Chapman
Vice President	David Dykehouse
Secretary	Melissa Lavers
Treasurer	Monica Wattermund
Director at Large	Cheryl Heaton

Lakeshore Board Members  
**No meeting in November**  
Managed by KC & Associates, LLC  
Kathy Christensen 303-933-6279  
kathy.christensen@kchoa.com

President	Bob Belleville
Vice President	Jerry Huling
Secretary	Warren Buettner
Treasurer	CJ Katzke
Director at Large	John Nesavich
Director at Large	George Frazier

Canterbury Board Members  
**Thursday, November 9th at 6:30pm via Zoom**  
Managed by LCM Property Management, LLC  
Milagros Chavez (303) 221-1117 x112  
mchavez@lcmpm.com

President	Elizabeth Collins
Vice President	
Treasurer	James Fallt
Secretary	Douglass Harris
Director at Large	Janey Hawley
Director at Large	

Townhomes Board Members  
**Monday, November 20th at 10:00am**  
Managed by KC & Associates, LLC  
Sam Marquez 303-634-2882  
samuel.marquez@kchoa.com

President	Gerhard Hertel
Vice President	Wes Lilley
Treasurer	Don Egan
Secretary	Don Egan
Member at Large	

Centennial Board Members  
**No meeting in November**  
Managed by Hammersmith/Real Manage  
Jason Heltzer 866-473-2573  
cenriver@ciramail.com

President	Margaret Bradley
Vice President	
Treasurer	
Secretary	Sheryl Solberg
Director at Large	Rita Eichhorn

**The Riverwalk Master Association Meeting will take place on Tuesday, November 21st at 6:00pm at the Riverwalk Clubhouse.**

Payment & Automatic Checking Account  
Withdrawals for Riverwalk Master Association,  
Managed by: KC & Associates, LLC.  
10106 W. San Juan Way, Suite 210  
Littleton, CO 80127

Sam Marquez 303-634-2882  
samuel.marquez@kchoa.com



# Bringing Comfort Home



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## FURNACE TUNE-UP

on one unit systems. Cannot be combined with any other offers. Must be booked by 12/15/23.

**2nd Annual**



## Bringing Comfort to Kids

**WE WILL BE DONATING A PORTION OF ALL FURNACE & WATER HEATER INSTALLS UNTIL JANUARY 31ST TO CHILDREN'S HOSPITAL COLORADO**

Join us & donate at:

[Rockheating.com/Childrens](http://Rockheating.com/Childrens)



**\$850  
OFF**

## NEW SYSTEM INSTALLATION

on qualifying equipment. Some restrictions Apply. Cannot be combined with any other offer.

**\$20/  
Month**

## ROCK COMFORT CLUB MEMBERSHIP

Includes two seasonal maintenances, whole-home plumbing inspection, and 10% off repairs.

**100% SATISFACTION GUARANTEE**

**FAMILY OWNED & OPERATED**



## NEW ON THE MARKET 5281 S Greens Cir



End unit with guest



Front patio



Back patio

**A rare primary suite on the main level. Also, washer and dryer is on the first floor. A spacious living room/dining room with a fireplace and door to the front patio. The kitchen has a breakfast area, a sliding door to a patio, and an electric awning for those sunny days. The upper level has an open loft area for an office, media room, or bedroom—a private second bedroom with a full bathroom. The property has an unfinished basement with a second laundry connection. There's lots of guest parking adjacent to this end unit.**

**Debi Romero** **Your Riverwalk Real Estate Specialist.**  
**A Realtor you can trust.**



**Direct: 303-587-4244**

**Email: [debisellsrealestate@yahoo.com](mailto:debisellsrealestate@yahoo.com) Metro Brokers  
mbahlmarketinggroup**



**Debi has been recognized by the South Metro Denver REALTOR® Association (SMDRA) with the 2022 Diamond Circle Club Award for *Top Individual Residential Sales four years in a row.***



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- Vitamin Shots



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5564 S Prince Str. Ste.11 Littleton

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30 Years Experience

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- No Sticky Residue

3 Rooms

\$155.00

450 sq. ft. max

5 Rooms

\$215.00

850 sq. ft. max

Call Today

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I'm no longer servicing Belmont or Canterbury.

# CLEANING SERVICES

RESIDENTIAL & COMMERCIAL

## SERVICES

- ♥ Move-outs
- ♥ Showing
- ♥ One time Deep Cleaning
- ♥ Post-Construction
- ♥ Weekly
- ♥ Bi-weekly
- ♥ Monthly
- ♥ Offices

heartandhomesolutionsllc@gmail.com

Susana (720-477-8268)

Heart & Home Solutions | heartandhome\_solutions



# NOVEMBER 2023



## Riverwalk Statistics prepared by

**HOLLY WALKER**—Your Riverwalk Specialist for over 20 years

Properties SOLD 4/27/23-10/31/23

2730 W. Riverwalk Cir. #A	\$750,000	Brokers Guild Homes
2888 W. Riverwalk Cir. #C	\$665,000	Madison & Company Property
2709 W. Greens Ct	\$645,000	Compass—Denver
2888 W. Riverwalk Cir. #A	\$635,000	MB Bahl Marketing Group
2858 W. Riverwalk Cir. #A	\$629,500	RE/MAX Alliance
2700 W. Riverwalk Cir. #B	\$600,000	eXp Realty, LLC
2747 W. Greens Dr.	\$585,000	Colorado Home Realty
2894 W. Riverwalk Cir. #B214	\$550,000	MODUS Real Estate
2896 W. Riverwalk Cir. #A301	\$473,750	8Z Real Estate
2894 W. Riverwalk Cir. #B218	\$465,000	Coldwell Banker Realty 44
2771 W. Riverwalk Cir. #B	\$464,000	Compass—Denver
2763 W. Riverwalk Cir. #I	\$460,000	Compass—Denver
2896 W. Riverwalk Cir. #A213	\$445,000	Century 21 Golden West Realty
2897 W. Riverwalk Cir. #205	\$445,000	RE/MAX Alliance
2897 W. Riverwalk Cir. #207	\$438,000	MB Bahl Marketing Group
2896 W. Riverwalk Cir. #A316	\$435,000	Madison & Company Properties
2895 W. Riverwalk Cir. #213	\$396,000	MB Bahl Marketing Group
2894 W. Riverwalk Cir. #B212	\$320,000	MB Rick Watkins, Inc.

(Not all properties were listed and/or sold by RE/MAX Professionals)

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**ARE YOU THINKING ABOUT SELLING YOUR HOME? LET'S TALK! RIVERWALK PROPERTIES ARE STILL IN DEMAND. I AM HERE TO HELP YOU UNDERSTAND THE CURRENT MARKET AND SHOW YOU HOW WE CAN GET TOP DOLLAR FOR YOUR HOME.**

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*I am a local agent with knowledge of the area & market! I am able to help you with any questions regarding your current coverage and how to make the most of your Medicare.*

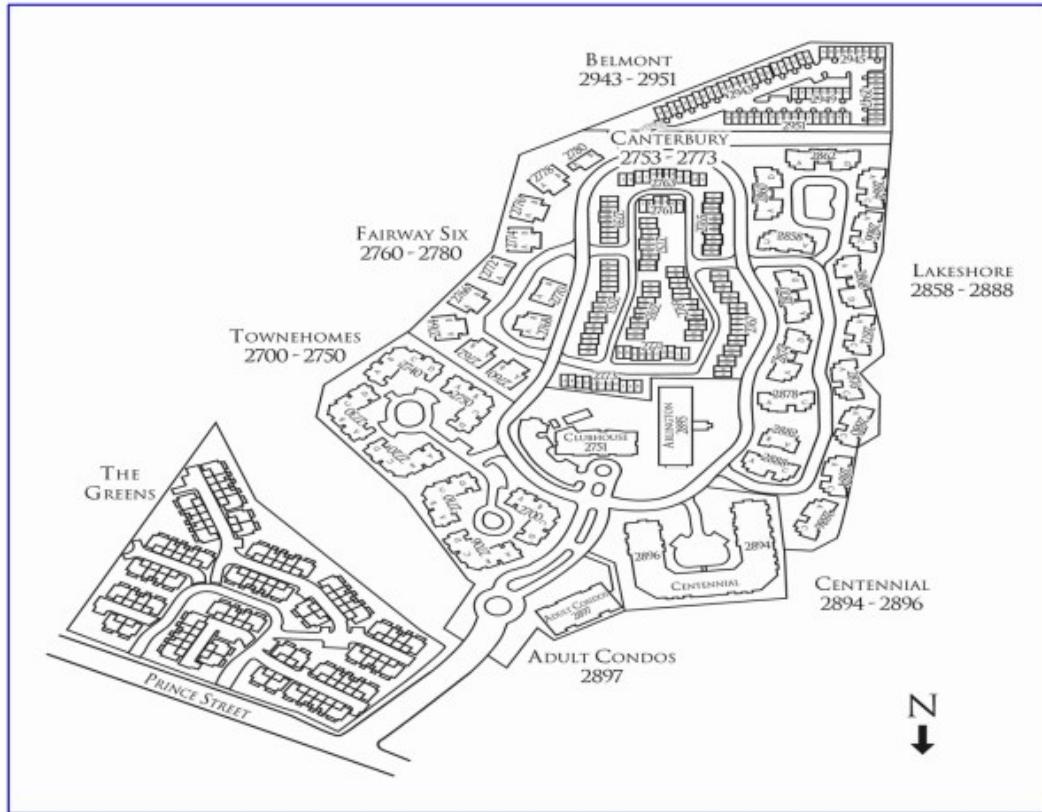
- Just turn 65?
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- Don't expose yourself to unnecessary medical costs.



**Contact Me Today!**

LeSean Wittkop  
(720) 204-0081  
lwittkop723@icloud.com

# Riverwalk Community Price Ranges



Adult Condos: 345k-476k

Arlington Building: 325k-475k

Belmont: 375k-460k

Canterbury: 375k-475k

Centennial Buildings: 335k-530k

Fairway Six: 600k-730k

Lakeshore: 475k-675k

The Greens: 550k-703k

Townehomes: 685k-775k

**Would you like to know the actual value of your property? Call or send me an email—a free service with no obligations.**



**Debi Romero 303-587-4244 Metro Brokers Realtor**

**Your Riverwalk Real Estate Specialist**

[www.live-in-riverwalk.com](http://www.live-in-riverwalk.com) Debi has been recognized by the South Metro Denver REALTOR® Association (SMDRA) 2021-2023 Diamond Circle Club Award for Top Individual Residential sales. (mbbahlmarketinggroup)



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Call 303-347-1958 to schedule appointment.

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AIR CONDITIONING SYSTEM**

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Call 303-347-1958 to schedule appointment.

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per visit. Must mention and print coupon for savings.  
Call 303-347-1958 to schedule appointment.

**DON'T FORGET** to annually maintain your HVAC equipment. Call today to schedule an appointment!



## Box Ads

Box ads are intended for residents and businesses that wish to offer goods and services to the Community.

### Cost:

- \$15 per business card size
- \$25 per quarter page
- \$50 per half page
- \$100 per full page

Discounts given after three consecutive insertions.

Deadline for ads and articles is the 20th of the preceding month and are subject to approval.

### Clubhouse Copy & Fax Services:

- 10¢ per copy
- 50¢ per color copy
- 50¢ for local and toll free fax
- \$1 for long distance (per page).

For incoming faxes there will be a charge of 10¢ per page. Please direct faxes to (303) 347-1413.

## **Policy on accepting paid advertising for publication in *Around the River***

The Riverwalk Master Association reserves the right not to accept any advertisement or notice for publication in *Around the River*.

In general, *Around the River* will accept for publication (1) advertisements of offers to buy, sell, rent or exchange goods or services whose sale or use are not prohibited by law; (2) public or community service announcements whose sponsor is clearly identified in the notice itself; and (3) notices of meetings and events to be held at the Riverwalk Clubhouse.

*Around the River* will not accept for publication (1) political advertisements, whether for or against a candidate for public office or for or against a political cause such as a proposed statewide or local amendment, initiative or referendum; (2) any advertisement which could mislead the reader or (3) is deemed annoying and/or harmful to our readers.

The Riverwalk Master Association does not investigate, and is not responsible for, the legitimacy or quality of items listed. Please contact Kristy Riviello, Association Manager, or Michelle Milash, Clubhouse Coordinator at (303-798-9414) for more information.



# Around the River

## — REAL ESTATE UPDATE —

*Look at the current activity in your community:*

**Centennial-Active \$445,000:** 2896 W. Riverwalk Circle Unit A-216 2 bed/2 bath

**Canterbury-Active \$469,900:** 2759 W. Riverwalk Circle Unit-F 2 bed/2 bath

**Belmont-Active 484,900:** 2949 W. Riverwalk Circle Unit-A 3 bed/2 bath

**The Greens-Active \$598,000:** 2750 W. Greens Court 3 bed/ 3 bath

**Belmont-Pending:** 2943 W. Riverwalk Circle Unit-J 2 bed/2 bath

**Centennial-Pending:** 2896 W. Riverwalk Circle Unit A-213 2 bed/2 bath

**Fairway Six-Pending:** 2770 W. Riverwalk Circle Unit-A 4 bed/4 bath

**Centennial-Closed \$473,750:** 2896 W. Riverwalk Circle Unit A-301 2 bed/2 bath

**Lakeshore-Closed \$635,000:** 2888 W. Riverwalk Circle Unit-A 2 bed/2 bath

**Towne Homes-Closed \$750,000:** 2730 W. Riverwalk Circle Unit-A 2 bed/2 bath

*Happy Thanksgiving!*



**Call or email me today** and let me know how I can serve your real estate needs.

**\*\*Upon a successful closing of your home listed with me receive a \$200.00 gift card of your choice!\*\***



*Cheryl Medina*

Broker Associate

8300 E. Maplewood Ave. Suite 100

Greenwood Village, CO 80111

Email: [jcmedina@comcast.net](mailto:jcmedina@comcast.net)

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## Is Your home ready for Winter?



### Carlie Tracey

REALTOR / BROKER ASSOCIATE  
& LAKESHORE RESIDENT

## Winter HOME MAINTENANCE CHECKLIST

- ✓ **Exhaust Vents** - Make sure all weather-resistant covers are in place and vents are clear of birds and other obstructions.
- ✓ **Appliances** - Check all, including kitchen and laundry appliances, sump pumps, and emergency generators.
- ✓ **Heating Systems** - Look for any evidence or corrosion, or leakage. Check filters at least monthly, change as needed.
- ✓ **Electric** - Test all Ground-Fault Circuit Interruptions (GFCIs) monthly; have checked if they do not trip + reset.
- ✓ **Plumbing and Water Heaters** - Check for any signs of corrosion, leakage or sluggish drains.
- ✓ **Insulation** - Assess insulation and air sealing adequacy; add insulation, caulk and weatherstripping as needed.

818-263-3383



carlie.tracey@westandmain.com

2590 W Main St, Littleton



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- Water Heaters
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- Cabinet Replacement
- Tile Work
- Laminate Plank Flooring
- Sump Pump Replacement
- Deck Repair & Reconstruction
- Smoke Alarm Replacement
- Furnace Filter Replacement

**Kitchen & Bath  
Granite and  
Quartz**



# Thanksgiving Word Search



D T F Q P S Y O X J Q E A N V P J T R H  
 U X Q N F U B H I M M K T S C V I H O B  
 V T E U M S Y I Y B Z B L H A B I E L S  
 P L P X R O G R A T E F U L A L N H L G  
 U L S F K T H A N K S M F A R C Y F S W  
 M D X T P P Q Q D W I Q S O E S M O U Y  
 P N Z F K A Y U Y Y T M W B M R G O A K  
 K D U P C R O F X F Y G J F Z N R T U Q  
 I G T G X A Q F X J M Y I Y M E A B Z D  
 N L X F S D U O O N R S J N H V V A A X  
 V W Z E G E C Y N K W W X R K O Y L F T  
 R K L N Z D Y X Y W O T G X T O L L L W  
 H L F B O C O R N U C O P I A O K P G Z  
 F H E V Z U V I N E G X S E Z P J G X E  
 A Q A G B C H K O Y E T S T U F F I N G  
 M O S B L E S S E D N X D T K K L Y J M  
 I C T F Q N O V E M B E R C Q S D Y B S  
 L S Z P R Y T U R K E Y Y K U K V P N X  
 Y Q Y E G C H N Q P I I P I L G R I M G  
 J C E D Y J G Z S L S A W L N U R K C U

TURKEY  
 STUFFING  
 PILGRIM  
 GRATEFUL

BLESSED  
 FEAST  
 FAMILY  
 FOOTBALL

PARADE  
 GRAVY  
 PUMPKIN  
 ROLLS

CORNUCOPIA  
 PIE  
 NOVEMBER  
 THANKS

# November 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Bridge Buddies 10am	2 Thursday Bridge 10am	3	4 <b>Private Event</b> 10am-4pm
5 <b>Daylight Saving Time Ends—set clocks back one hour</b>	6 <b>Private Event</b> 1:30-7:30pm	7 <b>Election Day</b> *Mahjong 11:30am Pinochle 1pm	8 Trent's Canasta 1pm Train Dominoes 1pm	9 Low Vision Workshop 9:30am Thursday Bridge 10am Hand & Foot 1pm Craft Afternoon 1-4pm <b>Josh Blackburn 7pm</b>	10 Last day to drop off donations for veterans <b>Community Luncheon</b> 11:30am-1pm Pack bags for veterans 2pm	11 <b>Veterans Day</b>
12	13 Monday Bridge 10am *Bag Ladies Bridge 12:30pm Adult Condos HOA Meeting 4pm	14 *Mahjong 11:30 Pinochle 1-2:30pm Lakeshore Social 4-6pm	15 Bridge Buddies 10am	16 Thursday Bridge 10am Greens HOA Meeting 6:30pm	17 <b>Pie by the Fire</b> 5:30-7pm	18 <b>Private Event</b> 12-6pm
19	20 Townhomes HOA Meeting 10am <b>Holiday Craft Fair 10am-4pm</b> Jack's Bridge 12:30pm	21 *Mahjong 11:30am Pinochle 1pm RMA Meeting 6pm	22 Trent's Canasta 1pm Train Dominoes 1pm	23 <b>Happy Thanksgiving</b> Clubhouse Closed	24 Clubhouse Closed	25 Clubhouse Closed
26 Clubhouse Closed	27 Monday Bridge 10am *Bag Ladies Bridge 12:30pm	28 *Mahjong 11:30am Pinochle 1pm Fairway Six Annual HOA Meeting 6pm	29 Bridge Buddies 10am Centennial Downs Meeting 5:30pm	30 Thursday Bridge 10am	December 1st	<b>Fitness Room and Hot Tub Hours</b> <b>Monday -Sunday</b> 5am-10pm * = Closed Play